

Village Matters



Summer 2014

Distributed to 60,000 homes Issue No.18



Liz Thomson Head of Lettings

What a year 2014 has been so far. We've been incredibly busy with our sales team securing fantastic prices for their clients and the lettings market has a spring back in its step. After opening our fourth office last year, it's been all systems go for the team in Bayswater as they settle into the rhythm of the local area. The flower kiosk in St Helen's Gardens, W10 is proving to be a runaway success with locals flocking to pick up their weekly bouquets. As ever, this

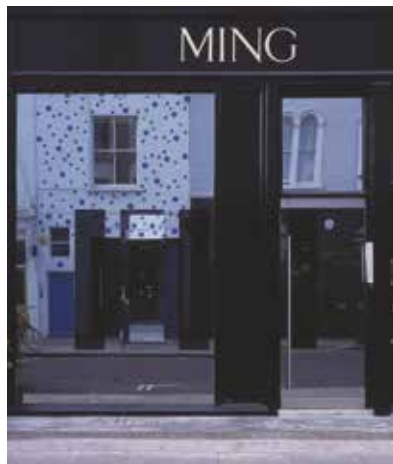


Michael Wilson Head of Sales

issue features some of our favourite local friends as well as the all important market update. Enjoy!

Jewel in the Town

Ming Lampson, friend of Hen in our Notting Hill office, is a talented jewellery designer based in a dramatic deco style atelier on Talbot Road. Ming has designed and made precious jewellery for more than 15 years and offers the whole package; not only is she a jeweller but trained gemologist and diamond appraiser to boot.



"It's fair to say that my obsession with jewellery began with an apprenticeship in India where I became fascinated with the unique properties of gemstones and the incredible symbolism that surrounds them. Every piece I create is made with the utmost care and regard for the wearer. Not only do I explore the precious metal and gemstones that complement the person's style and physical traits but

I also take into account the symbolism of the item and how its design can communicate meaning for the wearer, however subtle."

As well as bespoke pieces, Ming has also created a distinctive and beautiful range of ready to wear collections inspired by oriental princesses.

If you're looking for a special gift for a special person, Ming could be your lady.

108 Talbot Road, W11 | 020 7243 6545

mingjewellery.com



The Best Bread in London!

Tucked away on Argyll Road off High Street Kensington is a wonderful bakery café which is much loved by our team and other locals in the know.

Exeter Street Bakery was set up eleven years ago by James Stephenson along with business partners Mike Lawless and Jon Forsyth with the aim of producing top notch Italian craft bread, only using traditional techniques. They use a type of yeast called 'Biga' which gives their bread a unique flavour; in fact The Telegraph recently called it the "best bread in London."

All their bread is handmade at their own bakery in Park Royal and delivered every night to over 100 restaurants, supermarkets, pubs and delis in London and Surrey – as well as the flagship café in Kensington which is a true delight.

The good news is that they will be opening their second shop in Finsbury Park in July. They have also recently launched four new breads into selected branches of Waitrose.

1 Argyll Road, W8
020 7937 8484

exeterstreetbakery.co.uk



What are values doing in the village?

Over recent months all the talk has been about the London property bubble following incredible price rises of nearly 20% over the past year. I have never felt that the 'bubble' analogy is a good way to describe the London property market as it suggests potential for a sudden pop where everything implodes and prices plummet. London is too strong a city for that and as recent data shows we are regaining our crown as the capital of the world thanks to billions of pounds' of foreign investment which has flooded in, creating new jobs and greater demand for housing.

I don't see London falling from grace, although there are factors in play that will result in the rhythm of the market changing over the coming year. The potential rise in interest (continued on page 2) ▶

GRANT
THE MASTER
COBBLER
PAGE 2



SOLD Iverna Court, W8 £4,350,000



SOLD Harvist Road, NW6 £2,795,000



SOLD Scarsdale Studios, W8 £1,695,000



SOLD The Coachworks, NW10 £680,000



SOLD Westbourne Pk Rd, W11 £1,100,000

Our Sales Department has achieved some outstanding results for our clients. If you are considering selling your property and would like honest, accurate advice please call or email us to book a FREE valuation.

MOUNTGRANGEHERITAGE

► (continued from front cover) rates, the general election next May and the strengthening of the pound making London a little more expensive for foreign buyers will all have an impact.

These factors could result in a slight deflation of the market and I believe it could become a little more sluggish with price acceleration subsiding. That said, the strength of the market has surprised us all over recent years with the irrepressible appetite for London property from both those who live here and those who continue to invest. ●

The Heavenly Harpist

The mesmerising sound of Bethan Semmens on the harp was one of the highlights of our Christmas Party on the Parade in W10. We first met Bethan when showing clients around her flat



and couldn't fail to notice the beautiful harp sitting in the corner of the room.

Bethan's native land is Wales where the harp is the national instrument. In fact they offer harp lessons in many Welsh junior schools and this is where her passion was ignited at the tender age of seven. After four years' undergraduate study at the Royal Welsh College, Bethan arrived in London to continue her studies at the Royal College of Music. Since graduating last year she is focussing on building what she calls a 'portfolio career', doing a variety of things including solo work, orchestral work and chamber music. She's currently part of two duos – one with a Soprano and the other accompanying a cellist. The wonderfully talented Bethan is also available to hire for private events and lessons.

www.bethansemmentsharpist.co.uk

Master Cobbler of Paddington



Since opening our office on Craven Terrace, we've discovered several hidden gems in the backstreets of W2. One of the most useful finds has been Distinctive Shoe Repairs in Paddington.

This tiny shop which fits three people at a squeeze is run by Master Cobbler, Grant Haggerty. Grant can do amazing things with shoes. "With the right cobbler on your side, a good pair of gents shoes should last 10-15 years," says Grant. He is very much of the opinion that you get what you pay for and to this end sells Loakes shoes to his discerning customers.

In an ever-changing area, the shop, like a good pair of shoes is a welcome constant; it's been here since 1951 and Grant, only its third owner, has been in charge for 11 years. "This area has changed so much since I've worked here. It's far more civilised now. Let's see what it'll be like in another 10 years; one thing's for sure, I'll still be here!"

Got a hole in your shoe? Hot foot it to Grant for the best cobbler in W2. Distinctive Shoe Repairs, 3 Norfolk Place, W2 020 7460 6610





Liquid Gold in Kensington

Chloe, Associate Director in our Kensington office, has been raving about some rather wonderful olive oil that a client has supplied her. So much so that we felt we should share her little secret with the masses.

Alex Martin imports the oil direct from growers in southern Greece. The cold pressed extra virgin olive oil is produced in small quantities from two estates: Paleopoli, from the island of Kythera, and Kalithea, from a village in the southwest Peloponnese. Alex is convinced that something is lost in the large scale production of oil and, having tasted it, we tend to agree.

Both oils have very low acidity which makes them incredibly smooth and pleasant-tasting. For the first few months after harvesting, in November, the oil has a peppery heat. This mellows gradually over the spring and summer making it perfect for dressing salads.

If you want to bag some for your summer salads and BBQs and help support small scale farmers in Greece, the oil is for sale at The Garden Basket, 8 Stratford Road, W8 020 7937 9059



LET Oxford Gardens, W10 £1,350 per week



LET Pembridge Villas, W11 £900 per week

Future star of Ping Pong

Tin Tin Ho is no ordinary teenager. At just 15 years old, she travels the world as a professional table tennis player representing England. Already ranked No.3 in the country her ultimate aim is to take part in the Commonwealth and Olympic Games where GB has never won a table tennis medal.



Charles Ho, her father and regular visitor to our Bayswater office told us more, "Our whole family is table tennis crazy and she's been playing since she was two.

This year is an incredibly busy one for Tin Tin. April saw the World Championships in Japan and Olympic Youth Qualification in Egypt. Amongst all this, she also has to fit in school work!"

Tin Tin faces a problem common in minority sports – lack of funding. The sport's governing body has little to spare and the family would be interested to hear from anyone able to invest in this future star of the sport.

We wish Tin Tin all the best of luck in her competitions this year and watch this space for updates on her progress!



LET Marloes Road, W8 £525 per week



LET Wynnstay Gardens, W8 £1,595 per week

A Better Notting Hill for all

It's been a few years since we last reported on the work of the Notting Hill Improvements Group and with such huge changes afoot on Notting Hill Gate, the time was right for an update from the indomitable John Scott who heads up the group. If you've not heard of them, just take a look around you when next out and you'll see examples of their campaign work everywhere – from litter bins to planting schemes and buildings like the Turquoise Island on Westbourne Grove.

"After 30 years of waiting, the council is about to make some earth shattering proposals on the much overdue redevelopment of Notting Hill Gate. We've been working closely with the council to ensure the plans they produce are in line with what locals desire – part of which will hopefully see the replacement of Newcombe House with a Lord Foster designed building."

In the meantime John is keeping busy with a plan to replace and restore the toilets in Notting Hill Gate tube station. A plan has been produced in conjunction with Piers Gough of Turquoise Island fame and funding is in place. So what can people do to help?

"What we really need are people with energy and passion for this incredible place to help us push our plans through. The more backing and support we can get from locals, the more we can do."



LET Hyde Park Square, W2 £825 per week

Our Lettings Department has had the most successful spring and are looking to continue this into the summer. So if you are considering renting your property please call, email or pop into one of our offices to book a FREE valuation.



Client News

For those of you not fortunate enough to have heard of it, The PIG is a small chain of amazing country house hotels and restaurants, set in some of the most stunning locations in the South of England.

Robin Hutson, CEO of The PIG, is one of our valued property management clients and has been incredibly busy over the past few months opening the fourth PIG hotel in a rather special location.

"We are about to open The PIG on the Beach in Studland Bay, Dorset, our 4th hotel in The PIG group. I had been looking long and hard for a natural location on the south coast within easy reach of London. This is the ideal position – a beautiful setting, just two hours from London, and you can't see another house for miles."

If you're looking for an idyllic rural retreat to escape to this summer with incredible, locally sourced food, look no further:

thepighotel.com



Stop Press

Another incredibly busy property management client is Peter Bowles, founder of Original BTC England. A unique figure in British manufacturing, Bowles' repertoire includes launching new brands, buying struggling British heritage brands and purchasing factories as well as designing the group's products, all in conjunction

with son Charlie who became partner in 2008. This month sees the opening of The Original BTC Group's first international showroom, in the heart of Parisian design district St Germain. Spread across three floors, the 2,500 square foot showroom will showcase the group's three lighting brands Original BTC, Davey Lighting and Beadlight.

London: Design Centre, Chelsea Harbour, SW10 020 7351 2130
New Showroom: 32 rue Bonaparte, 75006 Paris

originalbtc.com

Wormwood Scrubs Ponies

Not only is 2014 the Year of the Horse but fittingly it also sees the 25th anniversary of one of our local riding stables. Wormwood Scrubs Pony Centre was founded in 1989 and is still run by local legend Sister Mary Joy. The centre was transformed over the course of a weekend in 1994 when Anneka Rice and her 'Challenge Anneka' team constructed the large indoor riding centre from scratch.

Since then the centre has focussed on transforming the lives of inner city kids, many of them with special needs, teaching them to ride and care for the horses.

Various events are taking place this year to celebrate its quarter century including a charity gala dinner on 13th June and a benefactors' reception on 25th September to which the Princess Royal has been invited.

As a charity, this wonderful institution always welcomes local support whether by attending their events, fundraising or volunteering. In fact, there is one particular request Sister Mary Joy has – if any of you men out



▶ there are handy with a toolbox and can spare a few hours a month to help with stable maintenance, you would be a saviour!
020 8740 0573 wormwoodscrubspencycentre.org



New website alert

The eagle-eyed amongst you may have noticed that we have recently re-designed our website complete with local area video

guides for those looking for inside info before they move into the area. The new website is designed to allow our different audiences to find the information they need quickly and simply.

Liz Thomson, Director, explains "We realise that our audience is made up of are very busy people who just want to be able to find the information they need online with the minimum of fuss. So we've designed our new site without clutter and made it simple to use. We hope you like it." mountgrangeheritage.co.uk

Violet and George

Our neighbours in W10 Violet and George opened their interior design shop just over two years ago and have some fantastic plans for 2014. We had a chat with Director Nicky Mudie to find out more.

"This is such a perfect spot for the business and opening a retail space has proved a great move for us. Since we opened, we've done loads of projects for locals who pop in on their way past – from a single blind to the interior design of a whole house. We sell lamps, lampshades and cushions in the shop but what people really come to us for is the service we offer – sourcing amazing fabrics and wallpapers to create unique interiors."

This summer Violet and George are collaborating with six of the capital's leading contemporary artists and illustrators to launch a series of totally original matching fabrics and wallpapers featuring the artists' exclusive designs. "We will release one design a month for six months so keep your eyes peeled!"

57 St Helen's Gardens, W10 020 8969 0654

violetandgeorge.com



And the winner is...

We're delighted to announce the winner of the Kids' Christmas Art Competition that we held in December. Our favourite entry was from Jaylyn Gerald, age 6. Congratulations Jaylyn!



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mountgrangeheritage.co.uk