

Mews News

News and snippets from Lurot Brand and the mews of London

Published by

LUROT BRAND

estate agents and
mews specialists

Issue No. 10 - March 2006

“DITCH THE DEFECTIVE HIP”

Lurot Brand's M.D. leads industry call to Minister

Many readers will know that Lurot Brand's managing director, Nick Salmon, heads a property industry lobby group of over 500 firms, representing some 1,700 offices, campaigning against the introduction of compulsory Home Information Packs (HIPs) from June 2007.

The government says the HIP will make the home buying process faster and more transparent when the seller of a property has to have legal documentation including title deeds, searches, lease details and a mini-survey with an energy efficiency report, in place at the moment the property comes on the market. In theory this is an excellent idea but as with so many government schemes the practicality is lacking.



The SPLINTA (Sellers Pack Law is not the Answer) campaign has been running since 2001 and Nick's high profile in the world of estate agency has been well documented in the press. The group hit the headlines in the national media during early February when they wrote to the housing minister, Yvette Cooper, calling on her to drop the HIP. A press release issued at the same time resulted in Nick appearing on BBC television and radio and on Channel 4 news. He has also taken part in a recent ITN documentary on HIPs. The press release is on the inside page of this Mews News.

MEWS IN BLOOM 2006

Lurot Brand are again organising the highly popular 'Mews in Bloom' competition, to be judged by well known author and gardening expert, Candida Lycett Green - pictured below with Lurot Brand's chairman, Antoine Lurot.



Every mews street in Central London is automatically entered and during May and early June Lurot Brand's staff compile a list of the mews that they think are the prettiest in terms of their trees, shrubs, flowers, planters, tubs, window boxes and vegetation. In late June that list is whittled down to a shortlist which is visited by the judge who decides the winner. The result of efforts made and evidence of all the owners in the street pulling together are big factors in determining the victor - the name of their mews being inscribed on the magnificent, solid silver, Lurot Brand armada plate.

In a change to the rules a winning mews is automatically excluded from winning in the following year, so Albion Mews W2, the winner in 2005 will not be triumphing in 2006 despite its undoubted merits. No doubt the runner-up in 2005, Elnathan Mews W9, will be pulling out all the stops to come first this year.

Full details of the competition can be had from Lurot Brand on 020 7479 1999.

THE STATE OF THE MEWS MARKET

A BRAKE ON MOVING...

The last quarter of 2005 saw the sales market bounce back up as buyers suddenly decided it was time to get moving. In September the number of viewings accelerated and by October offers started flowing in. Just before Christmas, a local conveyancing solicitor was telling us that he was rushed off his feet trying to get contracts exchanged before the holidays began. This burst of activity made up for the stagnation that had haunted the market for most of the early part of the year.

We never know quite what to expect in a January but we were pleasantly surprised when activity began on the first day back and has continued unabated. However, the stock of property for sale has been steadily reducing and that is a cause for concern. The fact is that moving in the Central London area is an expensive business. Changing property at a million pounds (and a large proportion of homes fall into that price range) results in substantial bills. On top of removal costs, agent and solicitor fees, there is Stamp Duty to pay on the purchase. At this price level it will be the best part of £40,000 - a huge tax on simply moving home. No wonder therefore that most people now stay put unless they really have to move.

Until fairly recently it was not uncommon for people to move 'across' the market, selling and buying within a similar price range. They might be doing so because they want a change of style or location but, unlike those moving because of work or schools, the moving decision was based on want, not need. Due to the high cost of moving it is those people who have largely disappeared and with them has gone a not insignificant proportion of housing stock turnover.

Given the stock shortages it is inevitable that prices will edge upwards and as they do so the concept of 'affordable housing' in the capital will recede still further into the distance. The comfortably off may not be so concerned with such matters but one does wonder how key workers can possibly be housed in London unless shared ownership and social housing schemes are accelerated.

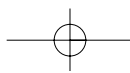
Price movement is treated by the media as some sort of barometer of the health of the housing market. Rising prices are considered A Good Thing; falling prices are A Bad Thing. What a nonsensical attitude! If the price of a litre of petrol climbs a few pence the media scream blue murder. Why then do they apparently welcome house price inflation?

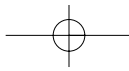
Perhaps it is because we have developed a mindset that treats property as a means of acquiring capital and forgets its original purpose as a roof over our heads. That way of thinking is a luxury that may not be ultimately sustainable in this overcrowded island of ours. The government's policy of encouraging massive building projects in the South-East is supposed to alleviate the supply/demand imbalance, yet at the same time they are demolishing row upon row of perfectly useable terraced houses in the North. One wonders why they do not put more effort into encouraging companies to move the jobs to where the affordable housing is already available.

Prime Central London would be relatively unaffected by such a policy. Our primacy in the financial markets and the cultural draw of living in a capital city ensures that property in the desirable parts of town will always be in demand and price levels will be sustained.

www.lurotbrand.co.uk

The only estate agency specialising in the sale and rental of mews properties.





MEWS QUIZ

According to the Victorian, History of the Counties of England, it was not until the 1930s that the mews alleys of London (as mews were then known) started to be converted into studios for "well-to-do people who have a fancy for living in queer places". How times have changed!

We thought it would be fun for you to test your mews knowledge.

Either post or email your answers (giving your name, address and telephone number) to us by March 31st 2006, and the first correct set of answers out of the hat will win a pair of our splendid new brollies. Perfect for those April showers.

The judges' decision is final.

Email: quiz@lurotbrand.co.uk

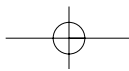
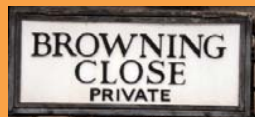
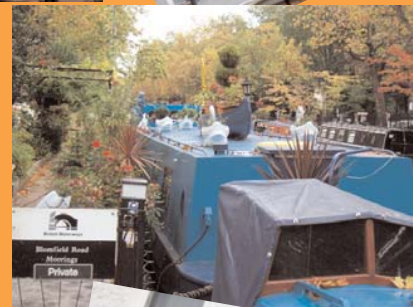
Post: Quiz, Lurot Brand, 37-41 Sussex Place, London W2 2TH.

1. In which SW10 mews did Agatha Christie live?
2. How did Archery Close in W2 get its name?
3. Which famous public house, reputed to be haunted by an officer of the Duke of Wellington regiment, is in Wilton Row SW1?
4. Which lush and verdant mews on the Hyde Park Estate was winner of the 2005 Lurot Brand Mews In Bloom competition?
5. Name one of the two mews in London that still has working stables. The Royal Mews doesn't count!
6. Which South Kensington mews is believed to have inspired Agatha Christie's 1937 novel 'Murder In The Mews'?
7. Which 'discreet' Marylebone mews played host to British War Minister John Profumo's trysts with Christine Keeler?
8. In the 1989 film adaptation of the Profumo affair, 'Scandal', which Hyde Park Estate mews played the backdrop for Dr. Stephen Ward's mews flat (which in reality was not in this mews at all)?
9. Prime Minister, Harold Macmillan said about the scandal "I was determined that no British government should be brought down by the action of two tarts." In which London mews did Macmillan live?
10. John Hurt starred in the film, 'Rillington Place' in 1971. Whose infamous crimes were carried out in this Ladbroke Grove mews?
11. What was Rillington Place W11 subsequently renamed in 1954 and demolished in 1971?
12. In which 'SW' cobbled mews could you admire classic motors from 'The Queen's Head'?
13. Which Knightsbridge mews played the scenic backdrop for the 1980's VW car advertisement starring model Paula Hamilton?
14. Which Mayfair mews was known as Street's Mews until 1938, then King's Mews until finally being given its current name in 1951?
15. Which Rolling Stone once lived in Bryanston Mews East in Marylebone in the swinging 60s?
16. In these days of Tesco and Sainsburys on practically every corner, in which Belgravia cul-de-sac mews would you still find a general store?
17. Which postcode would you be in if you found Cleveland Mews?
18. Which celebrated Georgian architect designed the now demolished Carlton Mews in St. James's as well as numerous mews, notably behind the terraces in Regent's Park?
19. From where does the term 'mews' originate?



MAIDA VALE MEDLEY

Our recent marketing drive in the area has been very successful and on our travels we have snapped some of the local shops, restaurants and sights in this vibrant locality.





LUROT BRAND

ADAM & EVE MEWS W8

A newly modernised house in immaculate decorative order. Wonderful top-floor reception room with three sets of double doors onto the balcony. Eat-in kitchen, principal suite with dressing room, bathroom and study, second bedroom, shower room, roof terrace, large single garage with car lift - park two cars! FREEHOLD £1,495,000 SUBJECT TO CONTRACT

PLUS ÇA CHANGE...

"The bargain hunters are looking for discounts to prices that are quite firmly underpinned, albeit in the long run, by simple rarity value. Only around 15,000 additional homes are expected to be built in central London in the next decade...It is certainly not enough to make even a marginal dent in the underlying demand for housing from 'concealed households' made up of people still living with their parents, otherwise sharing accommodation, or currently living beyond a reasonable travel-to-work distance."

The late John Brennan writing in 'London Property Guide' published by Mitchell Beazley in 1989.



LUROT BRAND

BUCKINGHAM MEWS SW1 - Within the Division Bell area
Two storey UNCONVERTED house of over 2,000 sq ft, located in a private mews near Buckingham Palace. Garage for up to six cars. Flat with reception room, 2/3 bedrooms, kitchen/breakfast room, bathroom and cloakroom. FREEHOLD £1,200,000 SUBJECT TO CONTRACT

NEW MEWS CARDS ON THE WAY.

Each month, for several years, we delivered a postcard to every mews house in central London, reminding owners that Lurot Brand (then, The London Mews Company) are the only estate agency specialising in these unique properties. Featuring enchanting scenes from the mews, the cards became something of a collector's item and on many occasions during visits to houses we would find them displayed on the mantelpiece or stuck on a 'fridge door.

The last series ended about 18 months ago but we are delighted to tell you that a new series has been designed and will be distributed over the coming months. The theme is a secret for now but we can tell you that it reflects the trend for super-modern interiors behind the traditional mews facade. We hope that you will like them and that they will find a place on your 'fridge door!



This is the text of the SPLINTA press release of 7th February 2006:

ESTATE AGENTS FIGHT FOR CONSUMERS' INTERESTS.

Property professionals tell government "You've got it wrong" over plans for compulsory Home Information Packs.

A powerful group of estate agents, joined by chartered surveyors and solicitors has written to Housing Minister, Yvette Cooper MP calling on her to drop plans for the introduction of Home Information Packs (HIPs) in June 2007. The group say HIPs will be "detrimental to the consumer; could dislocate the property market and will fail to significantly improve the home buying process."

500 heads of firms representing over 1,650 offices in England and Wales are warning government that HIPs will cost consumers over £600 million pounds every year in extra expense, yet will fail to deal with the real causes of the problems of delay, frustration and abortive costs in home buying.

The letter's signatories include household names such as Knight Frank and Savills, but it is not only top firms that are up in arms. Hundreds of smaller firms and local agents from all over the country, dealing in all price ranges, have signed up too.

London estate agent, Nick Salmon, a fellow of the National Association of Estate Agents leads the group and says that HIPs will have very serious consequences for the public.

"The government is about to con the consumer that HIPs is a magic cure for the problems incurred in home buying whereas in fact it will be an expensive disaster for everyone except the commercial enterprises that have set up to cash in on this new, annual billion pound market. There will be a 30% reduction in the number of properties put up for sale each year as sellers are deterred by the £700 to £1000 cost of a Pack. That reduction in supply will cause massive house price inflation."

"Buyers and sellers will be disappointed and angry to discover that the expensive HIP will leave them still facing most of the problems currently inherent in the property buying system including gazumping, gazundering, and chains. The government are forcing us over the edge of a precipice by pushing this through and it is the consumer who will pay. This is 'Prescott's Penalty' on the housing market and it must be stopped."

"We would all like to make home buying easier but the government is deaf to any constructive criticism levelled at HIPs. So now the property industry is coming together to protect the interests of the consumer and calls upon the Housing Minister to shelve the implementation."

You can find out more about what the HIP will do to the property market by looking at www.splintacampaign.co.uk.

Kurczak vinegar z jablkiem

(that's vinegar chicken with apple to you and us!)

Izabela Magiera, the newest member of our lettings team, hails from Poland and provides this delicious recipe that is quick and easy to prepare.

- 2 chicken breasts
- 4/5 tablespoons of balsamic vinegar
- 2 onions
- Leaf salad and rocket salad mix
- 1/2 teaspoon ginger powder
- Black pepper to taste
- Salt to taste
- Pinch of cinnamon
- 1 apple (optional)
- 2 tablespoons olive oil



Slice chicken breast into manageable pieces. Season them with freshly ground black pepper, salt and ginger powder (according to taste). Put the chicken pieces into a small bowl, pour over the balsamic vinegar and allow to marinate for half an hour. In the meantime peel the onion and cut it into rings. Rinse the salad.

Heat the olive oil in a large frying pan and add the onion rings. Fry for 2 minutes on a high heat and then add the chicken pieces. Fry them evenly until browned and then lower the heat. Cook for about 30 minutes on a very low heat until thoroughly cooked through.

Create a bed of salad leaves on two serving plates and add salt, pepper and some balsamic vinegar to taste. Place the fried chicken breast on the salad, with the caramelised onion on the top of it.

Finish with slices of raw apple seasoned with a pinch of ginger and cinnamon.

Smacznego!

Dame Lucie Rie 1902-1995



Lucie Rie was a Viennese Jew who came to England in 1938 as an émigré with her husband Ernst Rie. She originally settled in Hampstead and included amongst her friends the family of Ernst Freud, the architect son of Sigmund Freud, along with his children Clement and Lucian.

After a while, Ernst Rie decided to continue his journey to America where he settled permanently until his death. Lucie decided not to join him and this was effectively the end of their marriage. At the time she was not well known as a potter but she decided to find a home that would offer the option of both a studio and some living accommodation.



Just before the declaration of war in 1939 she moved into the ideal property in Albion Mews, W2, a garage workshop with a flat above where she lived and worked until her death in 1995. The mews (like many) at that time was shabby.

With the help of Ernst Freud she incorporated the furniture that had been designed by Ernst Plischke and brought from Vienna. (Over 60 years later he was to revisit Albion Mews and sit on the same furniture.)

During the war she made ceramic buttons for fashion houses but this 'cottage industry' in Albion Mews was closed down by the government and Lucie was sent to work for the war effort. However, she longed to restart the pottery and was able to do so by the end of 1945. She reinstated her button-making production but also created a range of simple, polished, domestic pottery. With the purchase of an electric kiln in 1948 she was able to experiment with coloured and textured glazes and this saw the beginning of the work which made her famous and for which was celebrated.



In 1949 she was offered her first exhibition at the Berkeley Gallery in Mayfair and in 1951 her pots were included in the contemporary design section of the Festival of Britain. This may have been due to a fellow Albion Mews neighbour, Sir Gerald Barry who was the Director General of the Festival.

Over the years she began to have frequent exhibitions and an increasing number of collectors of her work. She was honoured in 1968 with an OBE and in 1981 she was made a CBE.

David Attenborough, a long-time collector of her pots, made a film in 1982 for the BBC programme "Omnibus". During filming a charming scene took place while he



was in her studio at the mews. As Attenborough talked to her, the film showed a shot of her tiny frame disappearing, head first, into the large top-loading kiln. Attenborough jumps up to grab her legs, startled at first that she might disappear all together into the kiln - followed by relief and amusement as she reappears with a pot in her hand. It is said that when emptying the kiln alone, she tied weights round her feet to ensure she did not fall in!



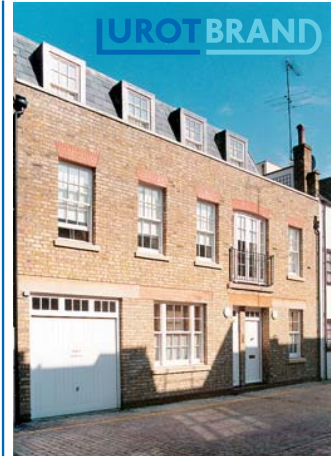
By 1981 she was considered by many as the world's 'greatest living potter'. Even in her 80's she got up early every morning and could be seen walking briskly in Connaught Street with her shopping, even through the winter snow, always dressed in white or cream, returning to work the rest of the day. Those lucky enough to visit her simple white apartment above the studio would be served one of her delicious home-made chocolate cakes or plum puddings and would be delighted to see their gift of flowers displayed in one of her exquisite pots.

Following a stroke in 1990 she stopped potting but she continued to receive a stream of visitors at Albion Mews, for as the art critic Cyril Frankel said, "she is still working in her mind".



In 1991 she was made a Dame and in 1995 she died at Albion Mews in the house she had lived and worked in for over 50 years and which had barely changed since she moved in. Tony Birks her biographer described her pots as "simple, yet infinitely subtle and complex".

Lucie Rie by Tony Birks, published in paperback by Marston House Press. 1998. ISBN 0951770071



COLEHERNE MEWS SW10

Superb, three storey house with excellent entertaining space. Double reception room, kitchen/breakfast room, 2/3 bedrooms, e/s bathroom, 2 en-suite shower rooms, dining room/bed 3, cloaks, roof terrace, garage. UNFURNISHED. £895 per week

GOING AWAY? DON'T LEAVE YOUR HOME ALONE

If you are leaving your property unoccupied for a length of time but would like someone to go in every couple of weeks, to make sure everything is in order; forward the post, and arrange for cleaning, who do you ask? Neighbours? Relatives? It is a responsibility that they may not feel comfortable with.

Peggy Lurot, our chairman's daughter-in-law organises such a service and is currently able to take on a few more clients.

For a monthly fee of £90, Peggy will visit the property twice a month; forward your mail; arrange cleaning (£8/hour); arrange and oversee plumbing/electrical/building works if anything needs attention; and arrange the payment of property bills from a float. Other tasks, such as meeting contractors outside of normal visits; running errands, taking or making deliveries for you can be arranged at £10/hour.

References can be supplied and if you would like to discuss what you need, please call Peggy Lurot on 07766 734400 or email peggy.lurot@virgin.net

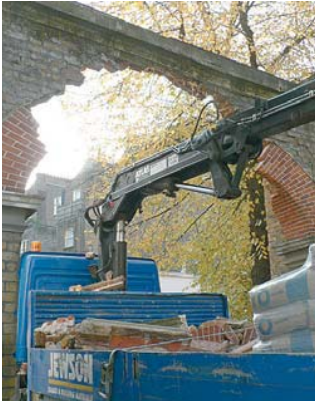


HYDE PARK GARDENS MEWS W2

Immaculate, stylish, spacious house near Hyde Park. Large reception room, kitchen/dining room, 3 bedrooms, en-suite bathroom, 2 en-suite shower rooms, utility room, cloakroom, garage. FURNISHED. £950 per week

CRASH! BANG! WALLOP!

Lexham Mews arch comes crashing down.



The historic arch at the entrance to Lexham Mews W8 received an unwelcome blow in late November when a building supplies lorry demolished most of its brickwork. The driver was extremely lucky that the crown of the arch remained intact as had it fallen it would undoubtedly have crushed the cab. He also had the presence of mind not to try and move the lorry until the remaining shaky structure had been secured.

Residents, led by Brian Waters of architectural practice Boisot Waters Cohen Partnership are now in correspondence with Jewson and it is hoped that the arch can be sympathetically restored using the correct materials. The full story can be seen on the bwcp.co.uk website.



“Fewer than two out of ten landlords are aware of the details and timing of new legislation covering tenancy deposits and alternative dispute resolution”

(ARLA panel of Buy to Let mortgage lenders)

There is a major change in the law coming into effect from October 2006 and most landlords are still unaware that they will be forced to hand over all deposits from their tenants to a custodial scheme run under government contract. The purpose is two-fold. First, to ensure that tenants' deposits are protected from fraud and secondly, to provide an independent adjudication scheme for if an argument breaks out over the return of the deposit at the end of the tenancy.

Rather typically of this government, the fine detail of the scheme is still not resolved but hopefully that will change in the coming months. Private sector landlords and their letting agents who want to retain control of deposits and still provide independent adjudication for the return of disputed deposits will have to join a fully insured and bonded scheme.

The legislation affects both letting agents and private landlords and applies to all assured shorthold tenancies. The government has acted because it is estimated that some 20% of tenants consider that all or part of their deposit was unnecessarily withheld by the landlord at the end of the tenancy. A pilot scheme (which Lurot Brand is part of) has resulted in dispute rates falling to 2%.

LANDLORDS - YOU NEED TO KNOW ABOUT THIS NEW LAW!

Many people, especially tenants, are unaware that if the letting agent holds the deposit as Stakeholder (as opposed to holding it as Agent for the Landlord, when the money falls under the control of the landlord) then the landlord AND the tenant MUST agree to any deductions before the balance of the deposit can be paid over. In the past this has led to the letting agent being caught firmly in the middle of a dispute but without the means to resolve it. When the pilot scheme began Lurot Brand joined it because we could see that it would remove us from this invidious position. We were able to join the Tenancy Deposit Scheme for Regulated Agents (TDSRA) because of our long standing membership of the Association of Residential Letting Agents (ARLA) which is the prime professional body for letting, with all members required to comply with a strict code of conduct and to be bonded for the protection of client monies. If you ever read about a rogue agent absconding with money belonging to clients it is highly unlikely they were an ARLA agent - but if they were then the bonding scheme would reimburse the loss.

From October 2006 our bonding as ARLA members will enable us to continue holding tenant deposits and our TSDRA membership should fulfil the alternative dispute resolution requirement. Where we hold deposits on behalf of our landlord clients they will therefore automatically comply with the law.

The TDSRA, which is highly likely to be one of the government - contracted bodies, already provides the independent redress scheme required under the new law. If a tenant and landlord cannot agree in a reasonable period of time on the apportionment and settlement of the deposit at the end of the tenancy the matter can be referred to the TDSRA and this third-party adjudicator will make an impartial decision to resolve the dispute.

We have been pleasantly surprised that so far we have not had to refer a single case to them. If a landlord/tenant negotiation has become difficult it has been sufficient for us to suggest TDSRA arbitration for the matter to be amicably resolved. Deposit disputes are often over very minor issues and all it takes for resolution is for both parties to step back and take an objective look at what they are arguing over.

Keep in Touch

The properties in Mews News are a tiny taster of what we have on offer. Keeping in touch with the properties we have for sale and rental is easy. If you have internet access *most* of our properties can be found on our website:

www.lurotbrand.co.uk

The site is updated daily.

Our printed Mews List is updated regularly and is supplemented by our Mews Update - both can be posted to you on request and contain details of *all* our properties. The mews list is also downloadable from our website and we can email the Mews Update and our full colour details in .pdf (Acrobat) format. Of course, if you prefer, just call us.

OLD MASTER IN THE MEWS

An Old Master painting that survived the war in the garage of a Bayswater mews failed to meet expectations when it came up for auction at Christie's last December.

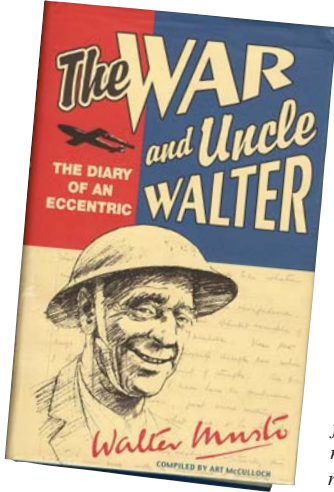
'Portrait of a Lady with her Daughter', an unfinished masterpiece by Titian, the 16th century artist, was once owned by French art-dealer Rene Gimpel. With the Nazis preparing to invade his country, Gimpel shipped the painting to London where it was locked up in a garage in Norfolk Mews W2. Gimpel joined the Resistance, was captured, and died in a concentration camp.

After the war his sons unearthed the picture and in recent years it has been restored to original glory. Although a sale price of between five and eight million pounds was anticipated, the painting did not meet its reserve.



THE WAR AND UNCLE WALTER

The wartime diaries of Walter Musto were recently discovered by his great-nephew in a family attic. Contained in a dusty pile of notebooks filled with neat handwriting are the intimate thoughts of a sixty-year-old civil servant living in Surrey during the Second World War. In the spirit of 'The Diary of a Nobody', with more than an echo of 'Dad's Army', Walter's mix of social commentary and personal concerns offers an idiosyncratic view of life on the suburban front.



By turns flowery, pompous, touching and opinionated, Walter's precise prose may come from a phrasebook long discarded, but his words still jump off the page, capturing the indomitable spirit that helped England endure the hardships of the Blitz. This charming diary is a welcome reminder that not all wars are fought on the front line.

"For a half-hour this morning I renewed my acquaintance with an unfamiliar corner of London, its walks, its miscellany of works and factories, dark old shops and street markets, its squalid old houses, its new blocks of flats and dwelling, posted alleys and the grim grimy

rampart of railway arches used as stores, warehouses, garages and sometimes factories. Running off Vauxhall Walk are to be found Gye Street, Laud, Tinworth, Jonatahn and Salamanca Streets, and Randall Row, and across the dar end from Vauxhall, Black Prince Road - a more modern but somewhat dingy thoroughfare. Opposit the Jolly Gardener, which, in spite of its dedication to Bacchus, looks anything but jolly, commences Lambeth Walk, a long thoroughfare of mediocre shops and costers' stalls. Turning off aimlessly from there towards the arches are Home Parade and Sellon Mews, degenerate sort of poor residential cum industrial locations, more curious than interesting."

'The War and Uncle Walter', compiled by Art McCulloch, is published by Doubleday, price £12.99. ISBN 0-385-60430-0



STANHOPE MEWS SOUTH SW7

Lovingly refurbished, contemporary styled mews house. Reception room, kitchen, 2 double bedrooms, bathroom. FURNISHED. £700 per week



LEINSTER MEWS W2

Elegant and spacious, three storey mews house. Reception room with dining area, kitchen, 3 bedrooms, dressing room/study, 2 bathrooms (1 en-suite). FREEHOLD £1,150,000 SUBJECT TO CONTRACT

STEAK WARS IN MARYLEBONE.

A branch of one of our favourite Parisian restaurants opened in Marylebone last year and has been receiving our regular custom ever since. 'Le Relais de Venise' at 120, Marylebone Lane (020 7486 0878) operates the same simple formula that, for over 40 years, has had queues stretching round the block in Paris. The menu is limited to a walnut salad followed by entrecôte steak and frites with a delicious secret sauce that is probably loaded with more cholesterol than is good for you. There is a choice of desserts. The only question you have to answer when seated at the table is how you want your steak cooked. The London branch took a few months and a change of chef to get up to the standard of the French establishment but latest reports say it is now excellent.

The 'Relais' had the area to itself until recently when 'Entrecôte Cafe de Paris' opened up at 3a/3b Baker Street (020 7935 3030). Using the same salad/steak/frites combination at a fixed price the newcomer has received good reviews and we look forward to trying it in the near future.

Another newcomer on the restaurant scene will be open by the time Mews News hits the streets. We welcome our new neighbours, Pierre and Sophie of 'L'Intrigue' french bistro restaurant and bar at 31-33 Sussex Place W2 and wish them every success in the future.

MORE THAN A TOKEN...



Our famous shopping trolley and locker tokens provided an unexpected benefit recently when we received a call from a member of the public saying she had found a set of keys in the street - and on the key ring was a Lurot Brand token, complete with our phone number. Sure enough, a few hours later, a worried lady called us to ask if anyone had handed in the keys and we were happy to reunite her with them.

If you would like us to send you a token or two, just email: tokens@lurotbrand.co.uk and give us your name and address. Or you can telephone either office.

BRILLIANT BROLLIES

Soon to be a familiar sight around the mews - our smart new Lurot Brand umbrellas. You can win a pair by entering the Quiz in this issue of Mews News.



SOUTHWICK MEWS W2

Mixed residential/commercial house with office use on the ground floor and a maisonette to live in above.

Large office area with separate computer room and cloakroom. Reception room, kitchen, dining area, 2 bedrooms, shower room.

FREEHOLD £975,000 SUBJECT TO CONTRACT



37-41 Sussex Place London W2 2TH
5 Kynance Place London SW7 4QS

Mews House Sales: 020 7590 9955
Rentals and Management: 020 7479 1999
Houses & Flats: 020 7479 1999
Email: info@lurotbrand.co.uk

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