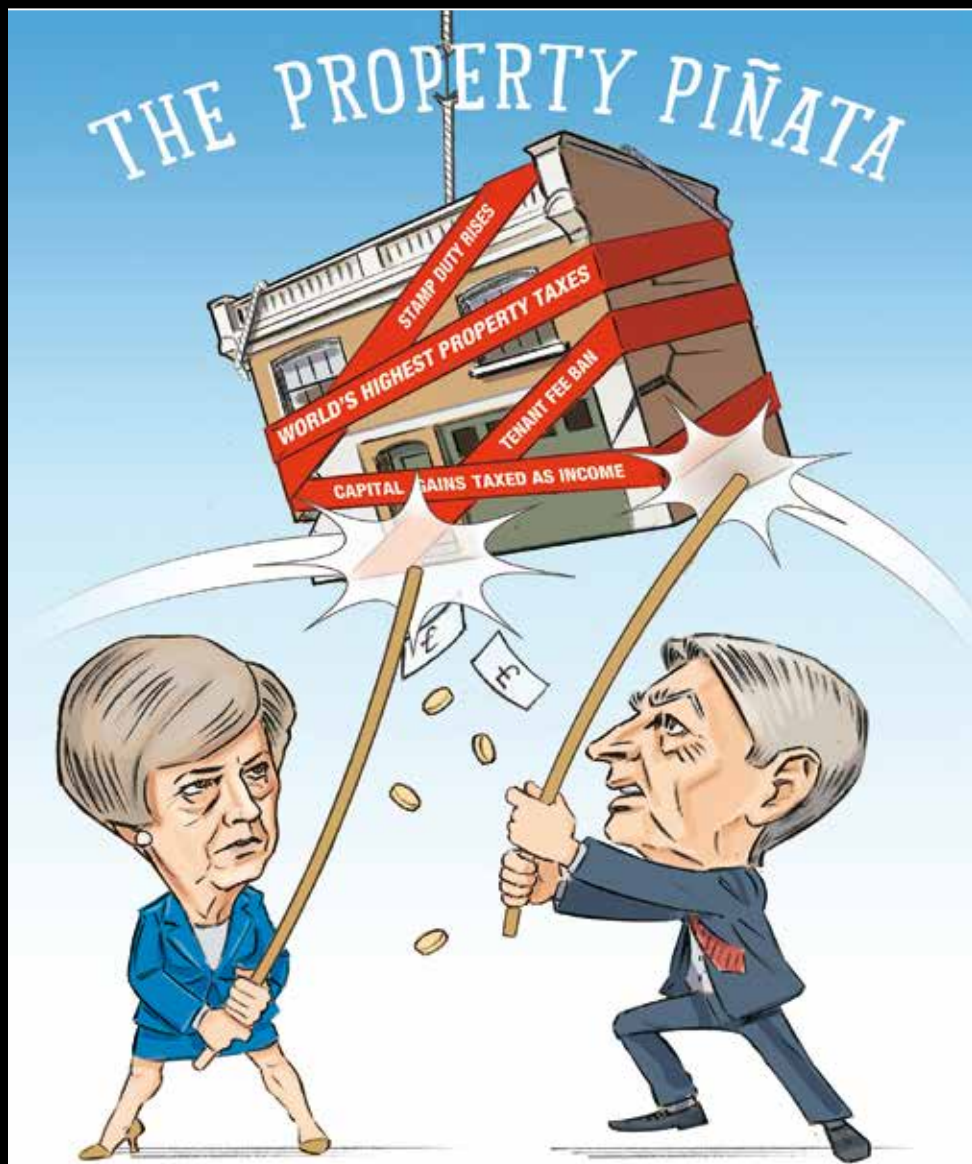


# MEWS NEWS

SUMMER 2017



*Produced by*

## LUROT BRAND

EST 1971

# “BEAUTIFULLY DERELICT” – IS THIS THE LAST TRUELY UNMODERNISED MEWS HOUSE LEFT IN PRIME CENTRAL LONDON?

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*As late as the 1980's and 1990's we were still finding and selling a great many of these unmodernised mews houses, blank canvasses where you didn't have to pay a premium for the seller's poor taste. Often unmortgageable these houses were so run down there was nothing worth keeping, just four square walls behind a Victorian façade on a pretty cobbled street where you could build pretty much whatever your heart desired.*

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However like all good things their supply was finite and their values rocketed as our chairman was just too good at convincing mews owners and buyers to convert their mews lock ups into the gorgeous streets we still specialise in today. So just when we doubted that we would ever see another we were called into one of the best we have ever seen.

This mews house, in Little Venice, takes the description of 'being unmodernised' to a whole new level as it is the first house I have seen with gutters, both inside and out, to carry the rain water away. Yes the roof really is that bad. So bad in fact, just like grandpa potts had to, in the film Chitty Chitty Bang, Bang....', you will be taking an umbrella to bed.

This is the kind of house children run past when walking to school and could quite possibly be the most derelict inhabited house in Prime Central London but ironically it is for exactly these reasons it is also one of the most desirable. And by buying at £2,500,000 this could be the cheapest entry into a house that could potentially be worth £4,000,000.



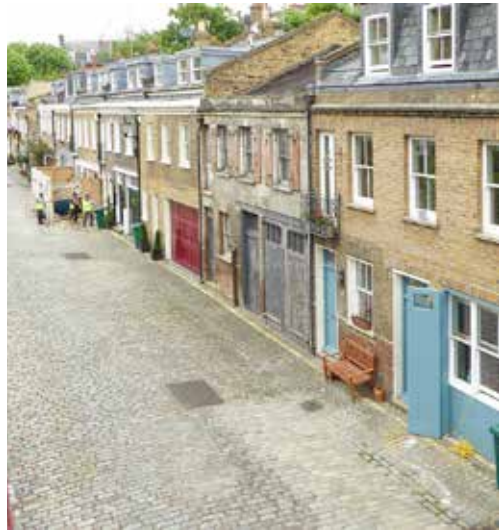


Let me explain, you will see from the photographs that this is the only house in the street without a second floor so, with the current planning policy, both a basement and a roof extension should be (subject to planning) just a formality, and by adding these two floors you will create a house of around 2700 square feet.

If the house is demolished and rebuilt one can reclaim the VAT on the build costs as it will become a new build house plus the savings on Stamp Duty alone will save you £180,000, compared with buying a £4mill house and, with an estimated £6/£700,000 build cost, there should be a tidy, tax free, profit at the end.

The house also has an interesting history as it has been used in the filming of a number of TV series including *The Saint* and *Rumpole of the Bailey* and the street not only has a number of film companies based there it also has been a backdrop for *The Avengers*.

And like all mews streets it has, and had, its fair sprinkling of celebrity residents including musicians like Boy George, Marilyn, Janet Street Porter, Tony James of Sigue, Sigue Sputnik but none so famous, or



should I say infamous, as *The Sex Pistol's* late front man Sid Vicious.

So whether you want to create your perfect mews house, or relive your youthful punk days in the same insalubrious way as Sid did in number 3, this could well be the house for you.

**Quoted in *The Daily Mail*,  
*Telegraph* & 10 Other's  
Globally.**



James Robinson  
General Manager

CURRENTLY ON **FOR SALE** WITH LUROT BRAND



**PINDOCK MEWS**

**£2,500,000**

# Market review

## Prime Central London

### NATIONAL MARKET



**5.6%**  
House price growth,  
year to April 2017

Source: ONS

**13.4%**  
More sales in May 2017  
compared to May 2016

Source: HMRC

JULY 2017

We bring you the latest trends in the UK's housing market, with a detailed focus on PCL.

### House prices

In the 12 months to April 2017, average house prices rose by 5.6% according to the ONS house price index, up from 4.5% in March. This is in contrast to other surveys which have indicated the market is stalling. The average price of a property across the UK is now £220,094, £12,000 more than a year ago. Prices have risen by more than 6% in the last year across the East of England, West Midlands and South West.

### Economy

The final GDP numbers for the first quarter 2017 have just been released. These confirm the level of economic growth was 0.2% over the quarter, only marginally lower than the provisional estimate. The annual rate of GDP growth now stands at 1.9%, which is remarkably resilient given the political and economic uncertainty. The service sector which represents close to 80% the UK's economy had its slowest quarter in 2 years.

### Transactions

The UK residential market appears to be adjusting to a new norm of lower transaction levels. Transaction levels at their peak in 2007 were 1.6 million per annum. This sunk to 860,000 in 2009 and whilst levels have since recovered, the current level of 1.2 million per annum is still 25% below the prior peak.

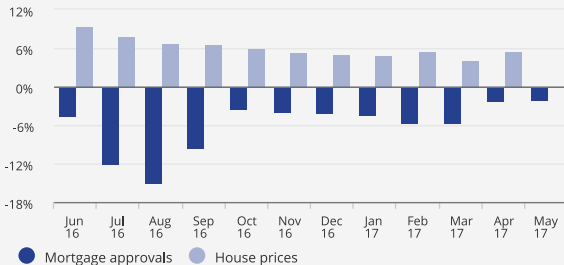
### Demand

Mortgage lending was higher than expected in May. While the number of mortgage loan approvals was up a par with the April level, this defies expectations of a slowdown caused by the election uncertainty and squeeze on incomes.

### Investment

Rental growth across the UK is slowing particularly in London. Indeed Homelet's June index showed rents in the UK were marginally lower than this time last year (-0.2% over the 12 months to end June 2017). These figures differ from the ONS rental index figures (+1.8% in 12 months to May 2017) as Homelet is based on new tenancies and therefore is more responsive to market changes. These slower growth patterns are likely to be reflected in the ONS series with a time lag.

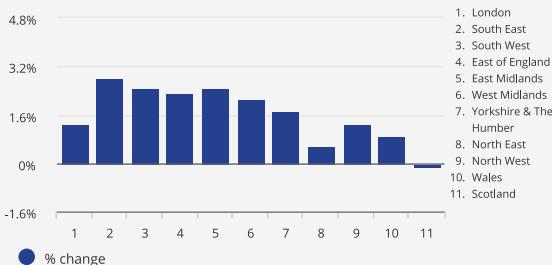
### National housing market trends



### Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT
PCL	£5,209,482	£3,599,699	£2,207,808	£992,778
GREATER LONDON	£846,290	£551,032	£524,098	£409,319
ENGLAND & WALES	£329,291	£202,671	£173,673	£210,425

### Annual change in private rents to May 2017 by region



Source: DataLoft, Land Registry, Bank of England and ONS

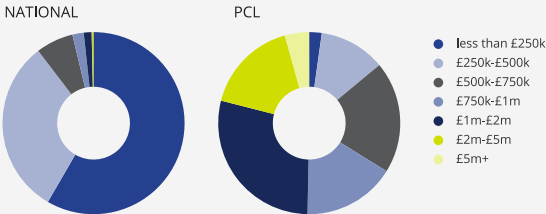


LOCAL MARKET ROUND UP

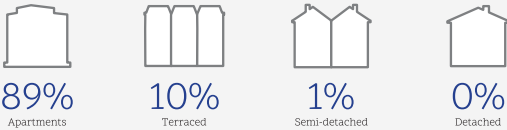


Over the last 12 full months there have been **3,223 sales** in PCL. This is a **-33%** change on the previous 12 month period. The average sales price was **£1,095,718**.

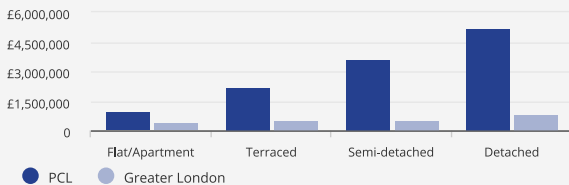
Transactions by price band over the last 12 months



Percentage of sales by property type over last 12 months



Average prices over last 12 months



Source: DataLoft, Land Registry

CONTACT

Sales 020 7590 9955  
Lettings 020 7479 1999

THE LAST 3 MONTHS, TOP 3 TRANSACTIONS



**£37m**

PHILLIMORE GARDENS  
W8

**£18.5m**

KNIGHTSBRIDGE  
SW1X

**£15.5m**

HANS PLACE  
SW1X

HOUSE PRICE GROWTH  
OVER 1 YEAR AND 5 YEARS



STREET WITH MOST TRANSACTIONS  
IN LAST 3 MONTHS

**JOHN ISLIP STREET,  
SW1P**

We'd love to hear from you,  
please contact us for any of your  
Mews needs!

# ONLINE ESTATE AGENCIES AND PRIVATE SALES

*The American president and lawyer Abraham Lincoln once stated that 'a man who represents himself in court has a fool for a client.'*

And as any property developer will tell you, other than finding a dishonest estate agent willing to defraud his client, the best way to buy a house for less than it's worth is to agree an 'off market deal' with a private seller.

It's not unusual for developers and investors to post hand-written letters to homeowners claiming to be a young family who have 'simply fallen in love with the house'. Believe me, it happens. But if you can't be bothered to do this, the next best thing is to use an online agency to get immediate and direct access to lots of naïve, unrepresented vendors relying on a property version of eBay with a helpline.

With no pesky estate agents introducing outside interest, they are free to agree a low price because the seller is 'saving agency fees'. The sellers then find themselves unprotected against last minute price chips based on spurious claims of market downturns, bad surveys and

down valuations, all things agents parry daily. If the buyer doesn't 'chip', the chances are the price agreed is so low they don't want to risk losing the bargain. This may sound far-fetched, but every agent has heard dinner party boasts of the tens of thousands of pounds a guest has cleverly saved on agency fees this way. Surprisingly cutting out the estate agent is usually more important to them than the hundreds of thousand they have probably lost by doing so. You may be thinking, "Well, he would say this, he's an estate agent."

But it may surprise you to hear that we estate agents invariably use estate agents to sell our own properties. We do the job every day, so we know how important a middle-man is during negotiations. We know estate agents have databases of the best buyers relying on agents, rather than portals, to notify them of properties coming to the market in specific locations. Also, there's greater accountability; if you get it badly wrong, you can't exactly sue yourself.

A good example of getting it right was when we sold a mews for £3.4m. It had been stuck on the market for six months with another agent asking £2.6m who, after 40 viewings,

advised the owner to accept £2.1m. Within a week we found a buyer, who owned a nearby house worth in excess of £40m.

He wasn't looking to buy however when we informed him he could garage his cars and house his staff in a mews house close by, he entered into best and final bids. As our negotiations achieved our client £1.3m more, he was delighted to pay our fee of £85,000 plus VAT. Admittedly, the previous agent's advice was based on the feedback they received, but they hadn't considered the possibility of finding two special buyers willing to pay a special price. This scenario would never have happened had the seller used an online agency, as they wouldn't have had access to the wealthy local buyer.

Online agents will always be attractive to people who think cheap is good. But, unless you want to become one of Lincoln's fools, employing a good estate agent to represent you will always be the best way to sell your property for the best price.

**CITYAM.**

James Robinson  
General Manager

**We are delighted to announce that on one of London's hottest June night's Lurot Brand Won an 8.5 mile River Thames Charity rowing race for the fantastic cause AHOY.**

This charity helps under privileged and disabled inner-city children learn new skills and build much needed structure into their lives through the medium of sailing and rowing on the River Thames.

A big and special thank you from Lurot Brand and AHOY to all those who helped us reach our sponsorship target.



W11

## HOLLAND PARK MEWS

**£3,250,000**

A three storey house located in Grade II listed Holland Park Mews. The house has two bedrooms with ensuite bathrooms and good ceiling heights. The living space is some of the best a mews house can offer and this is one of the very few which benefits from a permitted roof terrace. The quality of the fixtures and fittings are very high.

2 Bedrooms, 1 Reception Room, 2 bathrooms, Roof Terrace, Balcony, Garage, Freehold.





# THE LATEST MEWS PROPERTIES FOR SALE



SW7

## KYNANCE MEWS

£2,600,000

One of the most desired mews Streets in London, this is an incredibly rare opportunity to acquire a property on this coveted street. Situated in the tranquil, leafy neighbourhood of South Kensington, the cobbled Mews is arguably one of the most attractive streets worldwide.  
2 Bedrooms, 1 Reception Room, 1 Bathroom, Patio, Garage,



SW7

## RELTON MEWS

£4,250,000

An exceptional three bedroom freehold property superbly situated in a quietly tucked away Knightsbridge mews. Presented in very good condition, the accommodation is laid out over three floors but comes with Planning permission for a double basement should the buyer wish to expand.  
4 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Patio, Roof Terrace, Resident Parking, Garage, Freehold.



Sales +44 (0)20 7590 9955



# THE LATEST MEWS PROPERTIES FOR SALE



SW7

**QUEEN'S GATE PLACE MEWS £5,000,000**

3 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Roof Terrace, Garage, Freehold.



SW7

**QUEEN'S GATE MEWS**

**POA**

4 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Resident Parking, Garage, Lift, Freehold.



SW7

**ENNISMORE MEWS £3,975,000**

3 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Roof Terrace, Garage, Freehold.



W8

**VANTAGE PLACE**

**£3,875,000**

4 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Garage, Freehold.



W2

**LANCASTER MEWS £3,850,000**

5 Bedrooms, 3 Reception Rooms, 4 Bathrooms, House, Patio, Resident Parking, Garage, Freehold.



W8

**SOUTH END ROW**

**£3,500,000**

6 Bedrooms, 2 Reception Rooms, 5 Bathrooms, House, Patio, Balcony, Double Garage, Freehold.

# THE LATEST MEWS PROPERTIES FOR SALE



**HOLBEIN MEWS** **£2,950,000**

SW13

5 Bedrooms, 3 Reception Rooms, 4 Bathrooms, Patio, resident Parking, Garage, Freehold.



**RUTLAND GATE MEWS** **£3,250,000**

SW7

3 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Freehold.



**PETERSHAM MEWS** **£3,250,000**

SW7

3 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Freehold.



**COLBECK MEWS** **£2,950,000**

SW7

3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Residents Parking, Freehold..



**CONDUIT PLACE** **£2,850,000**

W2

4 Bedrooms, 2 Reception Rooms, 3 Bathrooms, House, Roof Terrace, Balcony, Period, Garage, Freehold.



**BURTON MEWS** **£2,800,000**

SW1

2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, End of Terrace, Garden, Off Street Parking, Freehold.



# THE LATEST MEWS PROPERTIES FOR SALE



W11

**PENCOMBE MEWS £2,650,000**

4 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Garden, Garage, Freehold.



W2

**LEINSTER MEWS £2,600,000**

3 Bedrooms, 2 Reception Rooms, 3 Bathrooms, House, Patio, Garage, Freehold.



W11

**CODRINGTON MEWS £2,500,000**

3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Balcony, Resident Parking, Garage, Freehold.



W9

**PINDOCK MEWS £2,500,000**

1 Bedroom, 1 Reception Room, 1 Bathroom, Double Garage, Freehold.



SW1

**ECCLESTON SQUARE MEWS £2,250,000**

4 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Mews Parking, Freehold.



W2

**LANCASTER MEWS £2,300,000**

4 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Mews Parking, Freehold.



# THE LATEST MEWS PROPERTIES FOR SALE



W2

**LEINSTER MEWS** **£2,300,000**  
3 Bedrooms, 1 Reception Room, 2 Bathrooms, Freehold.



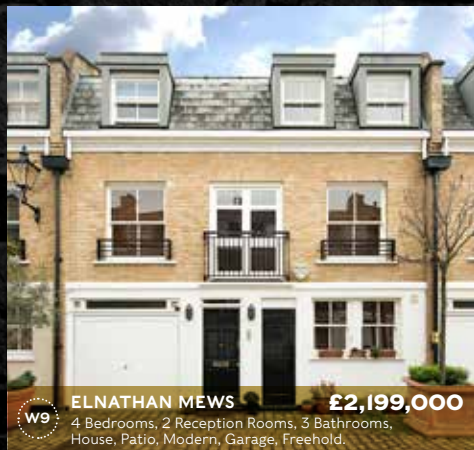
W2

**SOUTHWICK MEWS** **£2,250,000**  
4 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Freehold.



W8

**SHAFTESBURY MEWS** **£2,250,000**  
3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Development Opportunity, Investment Opportunity, Garden, Patio, Roof Terrace, Balcony, Modern, New, Resident Parking, Garage, Freehold.



W9

**ELNATHAN MEWS** **£2,199,000**  
4 Bedrooms, 2 Reception Rooms, 3 Bathrooms, House, Patio, Modern, Garage, Freehold.



W11

**WELLINGTON CLOSE** **£1,995,000**  
3 Bedrooms, 1 Reception Room, 3 Bathrooms, House, Modern, Garage, Leasehold.



W2

**LANCASTER MEWS** **£1,950,000**  
3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Garage, Freehold.

# THE LATEST MEWS PROPERTIES FOR SALE



SW7

## COLBECK MEWS

£3,350,000

Having undergone a full refurbishment, this stunning, architecturally designed house, measuring approx. 2156sqft offers Generous entertaining space and 3 Double bedrooms. Very high specification throughout, architecturally designed freehold mews house.

3 Bedrooms, 3 Reception Rooms, 3 Bathrooms, Resident Parking, Freehold.



SW1

## PONT STREET MEWS

£3,250,000

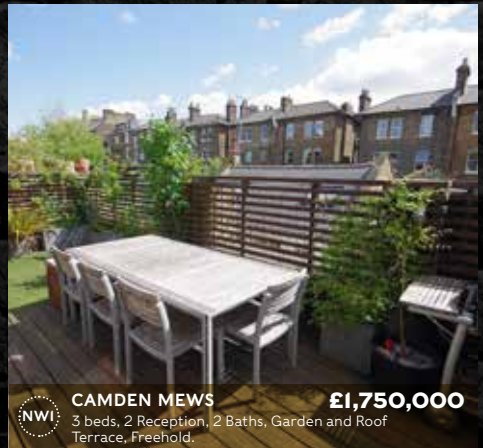
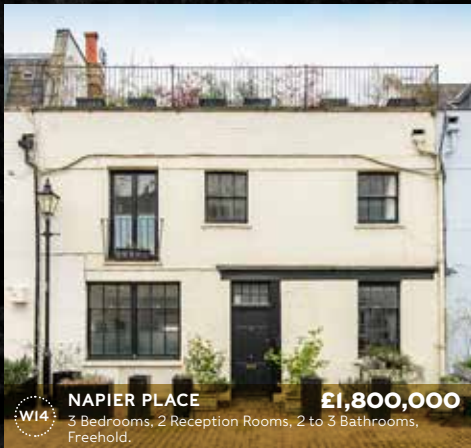
A fantastic 2/3 Bedroom Mews house on one of London's most exclusive Mews Streets. Architecturally designed to maximise light internally, with plenty of interesting features, and a designated parking space, this freehold is a rare proposition in the heart of the Grosvenor Estate.

3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Patio, Off Street Parking, Freehold.



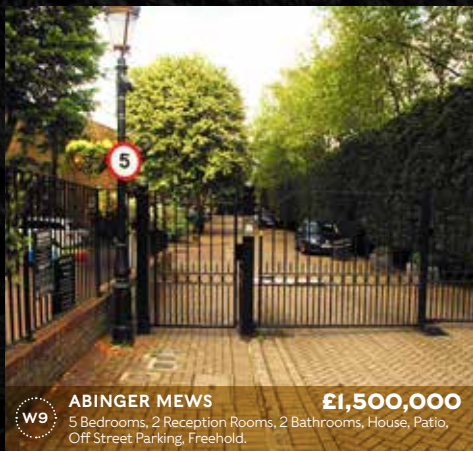


# THE LATEST MEWS PROPERTIES FOR SALE





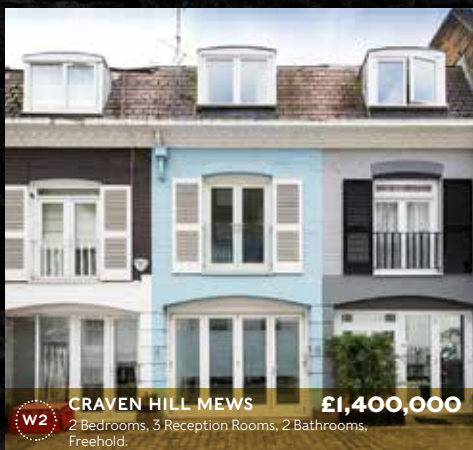
# THE LATEST MEWS PROPERTIES FOR SALE



**W9** **ABINGER MEWS** **£1,500,000**  
5 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Patio,  
Off Street Parking, Freehold.



**W11** **DUNWORTH MEWS** **£1,500,000**  
3 Bedrooms, 1 Reception Room, 2 Bathrooms, Garage,  
Leasehold.



**W2** **CRAVEN HILL MEWS** **£1,400,000**  
2 Bedrooms, 3 Reception Rooms, 2 Bathrooms,  
Freehold.



**SW3** **ELM PARK LANE** **£1,399,000**  
2 Bedrooms, 2 Reception Rooms, 1 Bathroom,  
Resident Parking, Freehold.



**SW** **AYLESFORD STREET** **£1,300,000**  
3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Communal  
Gardens, Resident Parking, Garage, Leasehold.



**NW6** **VICTORIA MEWS** **£1,100,000**  
2 Bedrooms, 1 Reception Room, 2 Bathrooms, Patio,  
Leasehold.

# THE LATEST MEWS PROPERTIES FOR SALE



W2

**SHREWSBURY MEWS** **£1,100,000**

2 Bedrooms, 1 Reception Room, Off Street Parking, Share of Freehold.



NW6

**MALVERN MEWS** **£1,050,000**

2 Bedrooms, 1 Reception Room, 1 Bathroom, House, Period, Freehold.



W9

**SHIRLAND MEWS** **£1,000,000**

2 Bedrooms, 1 Reception Room, 2 Bathrooms, Resident Parking, Garage, Freehold.



W2

**QUEENSBOROUGH MEWS** **£1,000,000**

1 Bedroom, 1 Reception Room, 2 Bathrooms, Roof Terrace, Freehold.



SW7

**QUEEN'S GATE GARDENS** **£990,000**

1 Bedroom, 1 Bathroom, Flat, First Floor, Share of Freehold.



SW9

**INGLETON STREET** **£699,000**

2 Bedrooms, 1 Reception Room, 1 Bathroom, Resident Parking, Freehold.



**SW4** **ABBERLEY MEWS**

A stunning collection of eight properties situated in this sought after gated mews development close to the much sought after Clapham Old Town and Common itself. Comprising of three, two bedroom flats, four town-houses and a fabulous one bedroom mews house. This secure development has been finished to an exacting standard throughout with particular attention to detail having been paid throughout to modern living. Additional benefits include allocated parking to the houses and 10 Year Build-Zone Warranty.

- |                             |                   |
|-----------------------------|-------------------|
| 5 Abberley Mews, SW4        | <b>£1,100,000</b> |
| 3 Abberley Mews, SW4        | <b>£835,000</b>   |
| 2 Abberley Mews, SW4        | <b>£795,000</b>   |
| 6 Abberley Mews, SW4        | <b>£600,000</b>   |
| Flat 2, 1 Abberley Mews SW4 | <b>£550,000</b>   |





# THE LATEST MEWS PROPERTIES FOR SALE

## Also available...

Wilton Mews, SW1	<b>£28,000,000</b>	6 Bed
Powis Mews, W11	<b>£9,250,000</b>	3 Bed
Belgrave Mews West, SW1	<b>£6,950,000</b>	5 Bed
Lyll Mews, SW1	<b>£7,395,000</b>	4 Bed
Oldbury Place, W1U	<b>£6,950,000</b>	4 Bed
Ennismore Mews, SW7	<b>£6,500,000</b>	3 Bed
Wilton Mews, SW1	<b>£5,350,000</b>	3 Bed
Pavilion Road, SW1	<b>£5,250,000</b>	1 Bed
Ennismore Mews, SW7	<b>£4,950,000</b>	3 Bed
Ladbroke Grove, W11	<b>£4,800,000</b>	4 Bed
Redcliffe Road, SW10	<b>£4,250,000</b>	3 Bed
Eaton Mews North, SW1	<b>£4,100,000</b>	3 Bed
Onslow Mews West, SW7	<b>£4,000,000</b>	3 Bed
Eaton Mews South, SW1W	<b>£3,800,000</b>	3 Bed
Palace Gardens Terrace, W8	<b>£3,950,000</b>	3 Bed
Craven Hill Mews, W2	<b>£3,800,000</b>	4 Bed
Leinster Mews, W2	<b>£3,750,000</b>	3 Bed
Kinnerton Street, SW1	<b>£3,700,000</b>	3 Bed
Albert Terrace Mews, NW1	<b>£3,500,000</b>	4 bed
Redfield Lane, SW5	<b>£3,500,000</b>	3 Bed
Lancaster Mews, W2	<b>£3,475,000</b>	3bed
Kensington Church Walk, W8	<b>£3,350,000</b>	3 Bed
Clabon Mews, SW1X	<b>£3,250,000</b>	1 Bed
Fulton Mews, W2	<b>£3,050,000</b>	3 Bed
Devonshire Place Mews, W1G	<b>£2,999,995</b>	2 Bed
Clifton Hill, NW8	<b>£2,695,000</b>	3 Bed
Logan Mews, W8	<b>£2,650,000</b>	4 Bed
Northwick Close, NW8	<b>£2,650,000</b>	3 Bed
Onslow Mews West, SW7	<b>£2,650,000</b>	3 Bed
Daleham Mews, NW3	<b>£2,600,000</b>	4 Bed
Lancaster Mews, W2	<b>£2,250,000</b>	3 Bed

## THE LATEST MEWS PROPERTIES FOR SALE

Hillgate Place, W8	<b>£2,250,000</b>	3 Bed
Whittebury Mews East, NW1	<b>£2,100,000</b>	3 bed
Carmel Court, W8	<b>£1,950,000</b>	3 Bed
Brook Mews North, W2	<b>£1,850,000</b>	3 Bed
Opal Mews, NW6	<b>£1,850,000</b>	3 Bed
Talbot Square, W2	<b>£1,850,000</b>	3 Bed
Robert Close, W9	<b>£1,795,000</b>	3 Bed
Cresswell Place, SW10	<b>£1,795,000</b>	2 Bed
Lancaster Mews, W2	<b>£1,750,000</b>	3 Bed
Elnathan Mews, W9	<b>£1,750,000</b>	3 Bed
Sunny Mews, NW1	<b>£1,700,000</b>	3 Bed
Murray Mews, NW1	<b>£1,550,000</b>	5 bed
Gloucester Mews West, W2	<b>£1,499,950</b>	2 Bed
Archery Close, W2	<b>£1,495,000</b>	2 Bed
Devonshire Close, W1G	<b>£1,425,000</b>	2 Bed
Wavel Mews, NW6	<b>£1,400,000</b>	2 Bed
Conduit Passage, W2	<b>£1,300,000</b>	2 Bed
Brook Mews North, W2	<b>£1,299,995</b>	2 Bed
Stanhope Mews South, SW7	<b>£1,275,000</b>	1 Bed
Andover Place, NW6	<b>£1,250,000</b>	3 Bed
Andover Place, NW6	<b>£1,225,000</b>	3 Bed
Russell Gardens Mews, W14	<b>£1,200,000</b>	2 Bed
Elgin Mews North, W9	<b>£1,100,000</b>	3 Bed
Bravington Mews, W9	<b>£1,095,000</b>	3 Bed
Abinger Mews, W9	<b>£975,000</b>	4 Bed
Bergholt Mews, NW1	<b>£975,000</b>	5 Bed
Shirland Mews, W9	<b>£950,000</b>	4 Bed
Warwick Square Mews, SW1	<b>£830,000</b>	2 Bed
Maple Mews, NW6	<b>£800,000</b>	3 Bed
Watson Mews, WIH	<b>£725,000</b>	1 Bed

# MEWS HOUSES BUCKING THE RENTAL TREND

*Election woes and Brexit fears have without question effected the international job market so we find ourselves letting more frequently to Londoners than to the large number of new comers we were used to.*

These savvy Prime Central London renters are searching for and finding slicker, bigger and better located properties for their money and once they have found something they like we are negotiating longer term tenancies.

These Londoners may well be of any nationality however, by definition, are already living here. Many have discovered mews since they moved to London and are choosing to terminate their flat leases for the multiple benefits that mews houses offer them.

In the wake of the Stamp Duty rises sellers have been reluctant to drop their sale prices preferring to let or 'park' the property for the next 2-3 years. Given that a

number of institutions like Barclays Bank are estimating between 30 to 40% growth in PCL over the next five years they are probably wise to do so. Fortuitously Mews houses always fair better than similarly priced flats in times of oversupply as, amongst the sea of magnolia painted two and three bedroom rental flats, mews houses always have greater market appeal by virtue of distinction – simply put mews rental investments provide a more 'stable' rental income.

## **So why choose Lurot Brand, rather than an international agent, to market your Mews?**

The internet makes all of us international agents and international applicants know to contact a London office if they want to let or buy in London.

At Lurot Brand we believe in the holy trinity of speed of let, length of tenancy and covenant of tenant. Of course the price achieved is extremely important however, because of the choice available today, holding out for the rent achieved in the past may

result in protracted voids and/or tenants who, when realising they are overpaying, give notice at the first break clause. To avoid these situations we give evidenced advice and not opinions to our clients. Our mews tenants already know they want a mews house, yes we register flat tenants too, but they are rarely willing to pay the premium we achieve for mews. Mews are a little like Marmite, they are a love or hate type of property which not everybody gets. So having the largest number of Mews applicants registered, and the most Mews houses to let to them, we are able to set tenants who love them bidding against each other for the week's best in class. For these reason alone we are the logical choice for Mews owners and when the market changes we know the best strategies to protect and improve our clients income.



Lynsey Schipper  
Head of Lettings

## **ACHIEVING ASKING PRICE**

- Over the last 12 months, at Lurot Brand, we have let 55% of our rental properties for the asking price or more, whereas our competitors have averaged just 5% of theirs.
- Our longest term Tenancies, those between 7 years and 17 years long, are all managed by The Lurot Brand Property Management Department.
- For these reasons, and that the cheapest estate agent is always the one who gets you the most money, can you afford not to let and manage your mews house through Lurot Brand?

Other Agents  
5%





# THE LATEST MEWS PROPERTIES TO LET

W2

## GARDEN MEWS

£1,725 Per Week

Enjoy life in Notting Hill from this incredible mews house. Original stable doors are just one of many charming character features throughout. High ceilings and a wonderful eat in kitchen create the perfect family atmosphere.

3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Furnished/Unfurnished.



# THE LATEST MEWS PROPERTIES TO LET



W14

## ADDISON ROAD

£1,250 Per Week

An exceptionally stylish house nestled away on this highly sought after street. The cottage benefits from three parking spaces and a large west facing terrace.

3 Bedrooms, 1 Reception Room, 2 Bathrooms, House, Mews, Roof Terrace, Balcony, Garage, Unfurnished.



W2

## BROOK MEWS NORTH

£995 Per Week

A superb duplex penthouse apartment forming the upper floors of a modern mews conversion. The apartment is a fabulous example of a contemporary mews Development!

3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Roof Terrace, Lift, Unfurnished.



# THE LATEST MEWS PROPERTIES TO LET



SW7

**QUEEN'S GATE PLACE MEWS** **£3,950** Per Week  
3 Beds, 2 Reception, 3 Bathrooms,  
Roof Terrace, Garage, Unfurnished.



SW1

**PEONY COURT** **£2,000** Per Week  
4 Bedrooms, 1 Reception Room, 4 Bathrooms,  
Unfurnished.



W2

**HYDE PARK SQUARE** **£1,900** Per Week  
5 bedrooms, 2 Bathroom, 2 Shower Rooms,  
Guest WC, 2 Reception Rooms, Utility Room, Garden,  
Balcony and Parking, Furnished/Unfurnished.



SW1

**PEONY COURT** **£1,600** Per Week  
3 Bedrooms, 1 Reception Room, 3 Bathrooms,  
Unfurnished.



W1

**HOLLAND PARK MEWS** **£1,250** Per Week  
1 Bedroom, 1 Reception Room, 1 Bathroom,  
Roof Terrace, Furnished/Unfurnished. Short Let



SW7

**PETERSHAM PLACE** **£1,195** Per Week  
3 Bedrooms, 1 Reception Room, 3 Bathrooms,  
Unfurnished.



# THE LATEST MEWS PROPERTIES TO LET



SW5

## REDFIELD MEWS

£950 Per Week

Fabulously presented three storey mews house which has been brand newly refurbished. The house is in a private gated mews and would make an excellent family home.  
3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, furnished/Unfurnished.



W11

## VERNON YARD

£895 Per Week

Originally made famous by a young Richard Branson, Vernon Yard was once home to a recording studio. This wonderfully designed home includes a superb open plan kitchen and dining room, a first floor sitting room with feature fireplace and Juliette balconies, two double bedroom suites and incredible feature bathrooms!  
2 Bedrooms, 1 Reception Room, 3 Bathrooms, Part Furnished.

# THE LATEST MEWS PROPERTIES TO LET



SW7

## QUEENS GATE MEWS

£995 Per Week

3 Bedrooms, 1 Reception Room, 2 Bathrooms, Furnished/Unfurnished.



W8

## LEXHAM MEWS

£795 Per Week

2 Bedroom, 1 Reception Room, 2 Bathrooms, Balcony and Garage, Furnished/unfurnished.



SW5

## DOVE MEWS

£795 Per Week

2 Bedrooms, 1 Reception Room, 1 Bathroom, Terraced, Patio, Furnished/Unfurnished.



W11

## HOLLAND PARK MEWS

£750 Per Week

2 Bedrooms, 1 Reception Room, 1 Bathroom, Unfurnished.



W2

## BATHURST MEWS

£750 Per Week

2 Bedrooms, 1 Reception Room, 2 Bathrooms, Resident Parking, Unfurnished.



W11

## CODRINGTON MEWS

£750 Per Week

2 Bedrooms, 1 Reception Room, 2 Bathrooms, Unfurnished, Unfurnished.



# THE LATEST MEWS PROPERTIES TO LET



W11

## HOLLAND PARK MEWS **£850** Per Week

A stylish and characterful two bedroom mews house in the much sought after Holland Park Mews. Conveniently located for easy access to the city and beyond, with the green open spaces of Holland Park moments away.

2 Bedrooms, 1 Reception Room, 2 Bathrooms, House, Mews, Period, Unfurnished. Long Let



W2

## QUEENSBOROUGH MEWS **£795** Per Week

A smart and exceptionally light three bedroom mews house over three floors. This Notting Hill Mews home is perfectly suited to a couple or professional sharers. A large roof terrace and conservatory on the top floor is ideal for summer BBQ's!

3 Bedrooms, 1 Reception Room, 2 Bathrooms, Roof Terrace, Balcony, Resident Parking, Unfurnished.



# THE LATEST MEWS PROPERTIES TO LET



**FREDERICK CLOSE**

**£700** Per Week

W2

3 Bedrooms, 1 Reception Room, 2 Bathrooms, Furnished.



**HOLLAND PARK MEWS**

**£650** Per Week

W11

Studio, 1 Bathroom, Garage, Furnished.



**CORNWALL GARDENS**

**£625** Per Week

SW7

1 Bedroom, 1 Reception Room, 1 Bathroom  
Furnished/Unfurnished.



**SHREWSBURY MEWS**

**£595** Per Week

W2

2 Bedrooms, 1 Reception Room, 2 Bathrooms,  
Off Street Parking, Garage, Unfurnished.



**LOTS ROAD**

**£575** Per Week

SW10

2 Bedrooms, 1 Reception Room, 1 Bathroom, Roof Terrace,  
Off Street Parking, Part Furnished.



**STAFFORD TERRACE**

**£500** Per Week

W8

2 Bedrooms, 1 Reception Room, 1 Bathroom, Resident  
Parking, Furnished.



**SOUTH KENSINGTON**

4-5 Kynance Place SW7 4QS



**HYDE PARK**

37 - 41 Sussex Place W2 2TH

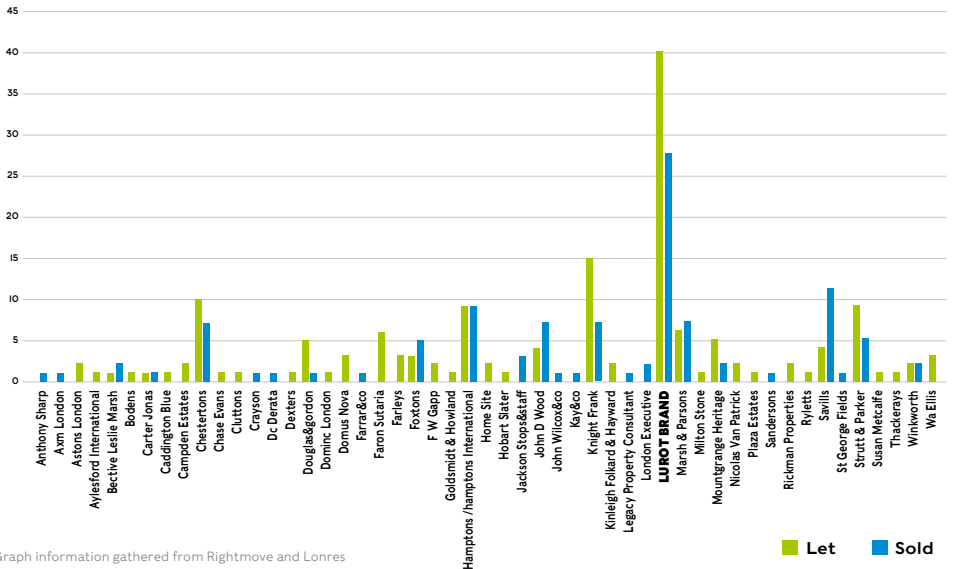


**NOTTING HILL**

8 Ladbroke Grove W11 3BG

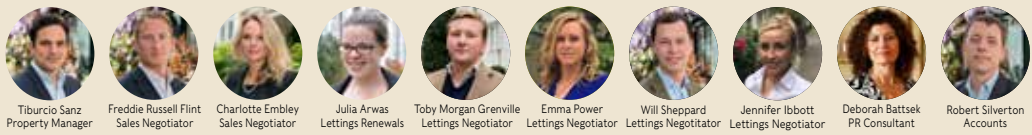
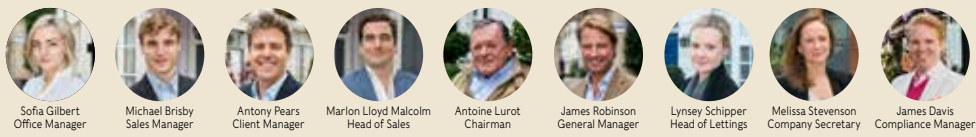
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**Mews House Sales and Lets in Lurot Brand's Core Areas Over 12 Months**



Graph information gathered from Rightmove and Lonres

**MEET THE TEAM**



[www.lurotbrand.co.uk](http://www.lurotbrand.co.uk)

