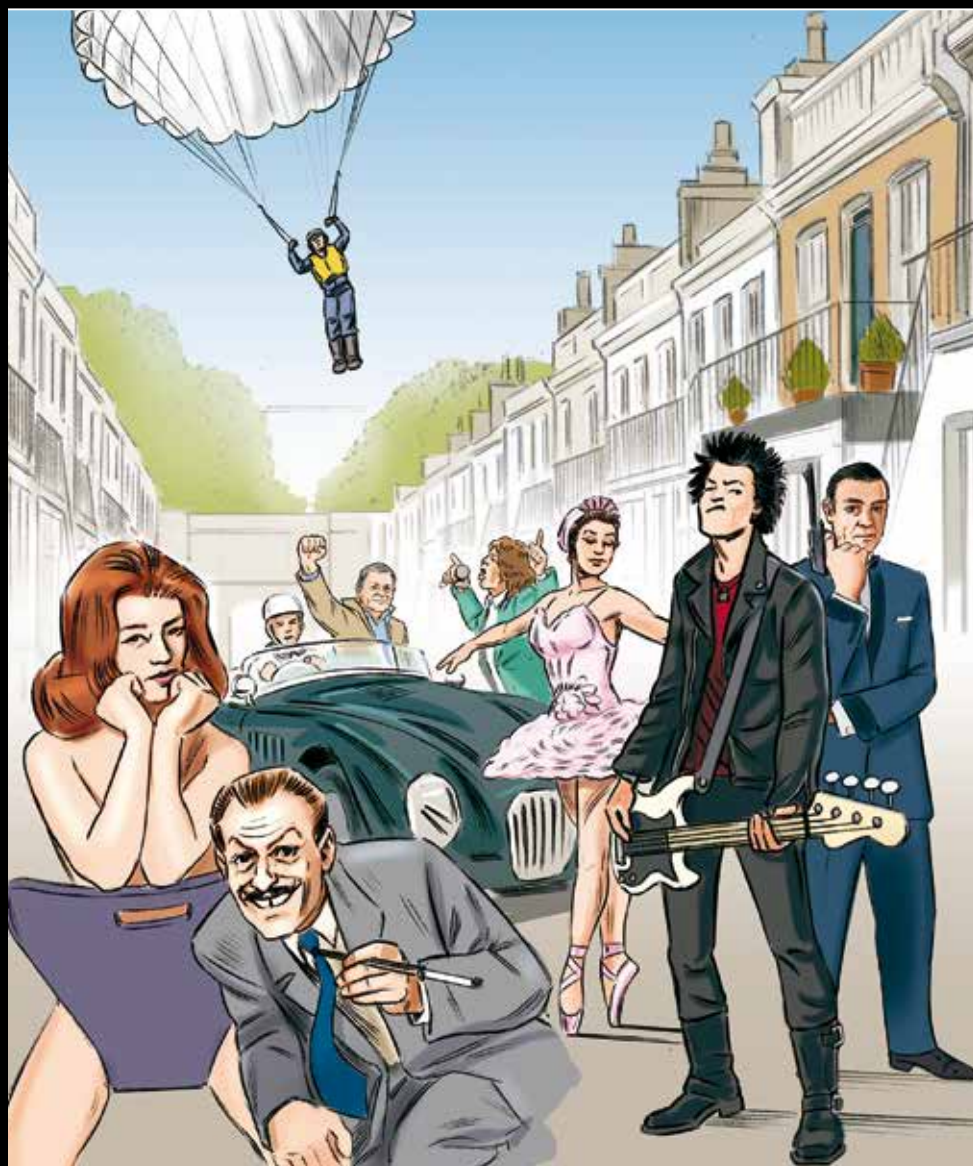


MEWS NEWS

AUTUMN 2017



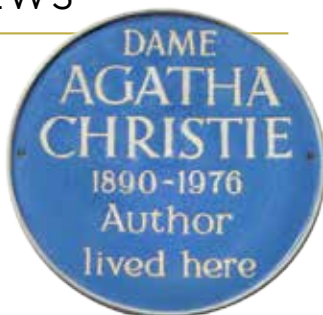
Produced by

LUROT BRAND

EST 1971

I'M A CELEBRITY GET ME A MEWS

The social history of mews is very different to that of the big houses surrounding them. In the nineteenth century people didn't want to see shops and pubs on the high street so, along with the smelly horses and the drunken grooms who inhabited them, they were relegated to the back streets and mews.



Mews have always been deeply private places where, in the past, 'gentlemen' could disappear to get their kicks betting on cockfighting or chasing bawds. Indeed a Regency mansion in Belgrave



Square has a secret passage leading to Belgrave Mews West built so the owner could discreetly get to the ladies working out of The Star Tavern. The same Star Tavern would later become the headquarters of organised criminals over a hundred years later when Bruce Reynolds, Ronald "Buster" Edwards and Ronnie Biggs planned the 1963 Great Train Robbery in the upstairs bar.

It is the privacy that mews offer which has attracted both criminals and celebrities alike. The 'Jelly Gang' safe

crackers used St Luke's Mews, Sid Vicious lived in Pindock Mews, Slum Landlord Peter Rachman owned too many to list. Gary Glitter: Farnell Mews, Tony Blair: Archery Close and heroes like WW2 Fighter Ace Sir Douglas Bader; Petersham Mews and Dr Miriam Stoppard who has helped generations of families from her mews in Mayfair.

Agatha Christie found inspiration in Cresswell Place, as did Germaine Greer in Ruston Mews, William Golding wrote Lord of the Flies in Hanover Terrace Mews and when Sean Connery won the 007 role he was living in Wavel Mews and Bond villain, Sean Bean, has only recently sold his house in Daleham Mews.

The list of mewsophile movie stars seems endless, Noel Coward; Burton Mews, Johnnie Depp; Portobello area, Peter Cook; Ruston Mews, George Hamilton & George Peppard shared a mews house in Chesham Mews, John Cleese owns one in Notting Hill, Barbara Windsor lives in a Marylebone Mews,

Terrence Stamp bought in Knightsbridge and surprisingly Terry Thomas, Madonna and Guy Ritchie all lived in Queens Gate Mews which



was used in the films Layer Cake and The Bank Job with Jason Statham.

It appears that musicians love them too as almost every Rolling Stone and Beetle lived in or owned one at some time or another as did, Jason Donovan; Pembridge Mews, Shane McGowan of the Pogues; Lancaster Gate and Suggs of Madness; Camden Mews. In fact one Mews in W2 has leaped in value since it has attracted a ridiculous number of celebrities including actor David McCallum, Ellie Goulding, Nigella Lawson and Paul Simonon of the Clash.

Queen's Gate Mews was not only David Putnam's headquarters but has also been a classic car mecca for decades with Gregor Fiskin, selling the world's finest cars while garagista, Alain De Cadenet has campaigned 11 Le Mans from the mews. In the early twentieth century mews were where most car companies started and grew from. Aston Martin cars were first built in Henniker Mews, later

Vantage Place, Bentley started in Chagford Street and and Morgans are sold today from Astwood Mews Racing Drivers like, James Hunt; Normand



Mews, Eddie Irvine; Holland Park Mews, Stirling Moss; Shepherd St, Jenson Button; Powis Mews, have all wrapped a mews house around their favourite cars and I am sure there are many more.

Celebrity chefs also have an appetite for mews as Antoine Mosimann, Claudio Pulze and Pru Leith have all owned them over the years.

Artist Francis Bacon kept notoriously messy studios in both Reece Mews and Queensberry Mews West while Sir Jacob Epstein created his incredible modern sculptures in Queens-Gate Mews and potter Dame Lucie Rie threw her beautiful vases in Albion Mews.

There are politically interesting mews like Bryanston Mews where Slum Landlord Peter Rachman housed and dated society good-time-girls, Mandy Rice Davies and Christine Keeler, whose later trysts, with Lord Astor, Cabinet minister Profumo and Russian naval attaché

Yevgeni Ivanov at Wimpole mews, created a scandal that brought down the Conservative government in 1963.

Prima Ballerina Assoluta, Margot Fontayne, pirouetted in both Astwood and Rutland Mews and Wayne Sleep still has his dance studios in Queen's Gate Mews West while Judy Garland ended her days in Cadogan Lane.

Multiple mews owner, Michael Caine, thrust mews firmly into the zeitgeist of the swinging 1960's when he made the heist film The Italian Job. His character, Croker, was collected from prison by his beautiful blonde girlfriend and driven to Denbigh Close in a stolen ambassadorial car for a very generous welcome home celebration, very naughty and very 60's.

The list is virtually endless but I can't finish without mentioning a few famously fictitious ones like the Avenger's Steed who lived in the amusingly named Stable Mews and The Saint's Simon Templar lived in the imaginary Upper Berkeley Mews. James Bond was regularly summoned by his controller 'M' to his offices, in the very real Hannover Terrace Mews, where Miss Moneypenny flirted with him outrageously. But if you follow 007's directions you won't find it, you see for fun Fleming located it in the wrong place to see whether his readers would spot the error. Conversely York Mews South, off Crawford Street, was renamed Sherlock Mews, after the fictional sleuth and Watson's Mews is near Crawford Place.



Some of these illustrious people found fame while living in a mews and some bought them once they found success but the constant is that interesting people, doing interesting things, are attracted to mews and for all



these reasons, and many more, the quintessential London mews house will always be super cool places to live.



James Robinson
General Manager

OUR MEWS HOUSES OUTPERFORM THE BIG HOUSES THEY WERE BUILT TO SERVE!

We have suspected for some time that we have been selling some mews houses for considerably higher prices per square foot than the surrounding properties so we did some research and what we found amazed us.

For example, we recently sold a mews house in Hyde Park Gardens Mews, which is considered to be one of Bayswater's best for £2,326 sqft however the last 5 sales in the big stucco fronted houses in front, have averaged just £1,438sqft. Meaning that this mews is competing quite comfortably with some mews streets in Belgravia and Knightsbridge.

In South Kensington we sold one in Queen's Gate Mews for £2,515 sqft where the average of the last 5 sales in Queens Gate Terrace has been just £1,693 and in W11 we sold an unmodernised mews house in Ladbroke Walk, which had potential to extend in three directions, for an all-time Notting Hill record of £3,323sqft.

Interestingly I have found just 6

mews sales that have ever achieved more than £3,000sqft and one included the Eaton Square house it was attached to. In fact only 29 houses, of any type, have achieved £3,500sqft or more so it is quite astonishing that these humble 'converted stables around the back' have become so very valuable.

Conversely there are some freehold mews, in prime Knightsbridge, which can barely scrape £2,000 sqft and one 68yr leasehold mews sold recently in Marylebone for a mere £800 sqft. However it must be said that the crash doors to the morgue next door didn't exactly help the sale price.

Being similar in feel, size and value as the average mews house railway cottages have enjoyed a similar advantage and we sell a good number of them. Bridstow Place is a lovely run of these charming cottages on the W11/W2 borders and have averaged £1,815 sqft outperforming properties on the adjacent Hereford Road where the average sold price is just £1,400sqft.

Provenance can also have a massive influence on a mews' cachet. For instance there is a

mews in W2 where a singer super star lives opposite a rock legend and, until recently, there also resided a celebrity chef and big screen actor. It's a cute mews but it's because of them that we achieve prices far higher than this location would normally warrant.

And the reasons they are so desirable?

- 1 They are mostly freehold
- 2 Quiet, pretty and located in the best parts of town
- 3 Favoured by the famous for their privacy
- 4 They are often extendable
- 5 Unlike flats there are no neighbours above or below you
- 6 Minimal service charges if any at all
- 7 They often have parking
- 8 No lease clauses banning pets
- 9 Great for working from home, and some even have live work or mixed-use consent
- 10 They are super rare, with only around 8000 mews houses in Central London, they amount to just 0.5% of the housing stock.

Sources: Lonres/Land Reg/London Mayor's Housing Report

QUEEN'S GATE TERRACE



Sold by JLL & Knight Frank

QUEEN'S GATE MEWS



Sold by Lurot Brand

GENERAL ESTATE AGENTS FAIL TO SELL MEWS HOUSES.

Through 2017 we have experienced one of the most hostile property markets of all time. However, through our specialisation, we have improved our turnover and market share, to a point where we are on target to having our very best year since 2007.

While our competitors are releasing their worst results since the collapse of 2008.

In fact I think our chairman, Antoine Lurot, puts it best when he says:

“Our specialisation gives us the unique power to create competitive bids for our

clients from our register of loyal and dedicated Mews buyers”

Given we are still orchestrating best bids, and achieving record price per square foot sales for mews houses other agents couldn't sell, I don't think he is too wrong.

I know this sounds farfetched but there is clear proof that most estate agents are either not interested in selling mews, or just not very good at it.

For example **58%** of the mews houses Lurot Brand have sold this year had failed to sell through other estate agents first. Many had languished on the market for well over year before their owners instructed us.

The managers of these estate agencies had claimed they would convert their international flat buyers into mews buyers as they have offices all around the World. But this completely misses the point, and it's our point, that to get the best price for a mews house you need the best mews buyers and not Qatari property investors.

After all you wouldn't take your Ferrari to a Porsche garage, hoping they may convert one of their Porsche buyers, or enter your Picasso into a Pre-Raphaelite sale would you? So it beggars belief that owners still launch their mews houses with big name general estate agents when Lurot Brand, the World's most successful, dedicated Mews Specialist is available to them.

ANTOINE LUROT THE INNOVATOR:

- 1** 1st London residential estate agent to introduce floor plans and to value using price per square foot.
- 2** 1st to publish an in-house estate agency magazine, Mews News. **3** Became the World's only dedicated mews specialists. **4** Set up Central London Estate Agents (CLEA), & the London Magazine with Ian Homersham and David McLean Watts. **5** Persuaded thousands of Mews owners to develop them.
- 6** Founder member of ARLA, Prime Location and Onthemarket.com



THE LATEST MEWS PROPERTIES FOR SALE



W14

NORMAND MEWS

£2,700,000

And if you would like to breakfast like a champion then there can be no better place to do so than in this former home of James Hunt, Formula One Champion and legendary Lothario, who bought the house soon after retiring from racing in 1979. Subsequent owners have turned, what was really just a large mews flat over stabling, into a truly sumptuous home. I think James would have approved, we do. This spectacular double mews house has undergone a jaw dropping refurbishment and is set in a gated private mews close to Queen's Tennis Club.

4 Bedrooms, 2 Bathrooms, Freehold.

Sales +44 (0)20 7590 9955

THE LATEST MEWS PROPERTIES FOR SALE



ENNISMORE MEWS **£6,500,000**

SW7 Finished to an incredibly high standard and set over four floors, this stunning house enjoys two reception rooms and a wonderful, large balcony off the master bedroom. All other bedrooms in the house enjoy their own ensuite bathrooms and there is also a spacious media room for further entertainment.

3 Bedrooms, 3 Reception Rooms, 5 Bathrooms, House, Balcony, Modern, Freehold.



W2 **LEINSTER MEWS** **£5,750,000**

On entering this modern mews one is immediately taken by the large open reception space that leads out seamlessly to a vast garden that a previous owner cleverly acquired. Excellent entertaining space yet equally good as a family house, with any number of configurations on offer to suit older or younger children. An excellent example of how versatile a mews house can be.

3 Bedrooms, 3 Reception Rooms, 5 Bathrooms, Garden, Resident Parking, Garage, Freehold.

THE LATEST MEWS PROPERTIES FOR SALE



SW7

STANHOPE MEWS EAST £4,950,000

3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Roof Terrace, Period, Modern, New, Resident Parking, Freehold.



W8

VANTAGE PLACE £4,250,000

4 Bedrooms, 2 Reception Rooms, 4 Bathrooms, Patio, Conservatory, Resident Parking, Double Garage, Freehold.



SW7

QUEEN'S GATE MEWS £4,250,000

4 Bedrooms, 2 Receptions, 3 Bathrooms, Development Opportunity, Resident Parking, Garage, Freehold.



SW7

PRINCES GATE MEWS £4,150,000

4 Bedrooms, 2 Reception Rooms, 2 to 3 Bathrooms, Period, Resident Parking, Freehold.



SW7

ENNISMORE MEWS £3,975,000

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



W8

VANTAGE PLACE £3,875,000

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

THE LATEST MEWS PROPERTIES FOR SALE



W2

LANCASTER MEWS

£3,450,000

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



SW7

PETERSHAM MEWS

£3,250,000

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



SW7

RUTLAND GATE MEWS

£3,250,000

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



W2

HYDE PARK GARDENS MEWS

£3,250,000

3 Bedrooms, 1 Reception Room, 2 Bathrooms, Period, Garage, Freehold.



SW7

COLBECK MEWS

£2,995,000

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



W2

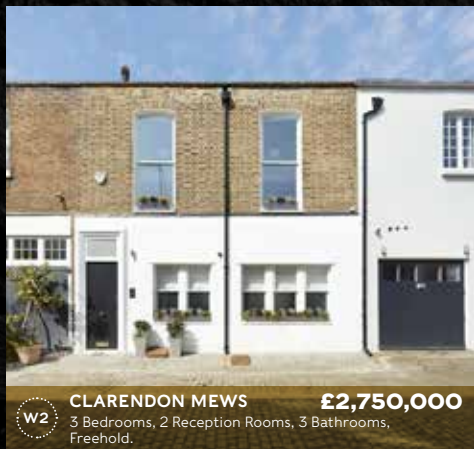
HYDE PARK GARDENS MEWS

£2,950,000

2 Bedrooms, 1 Reception Room, 3 Bathrooms, Garage, Freehold.

Sales +44 (0)20 7590 9955

THE LATEST MEWS PROPERTIES FOR SALE

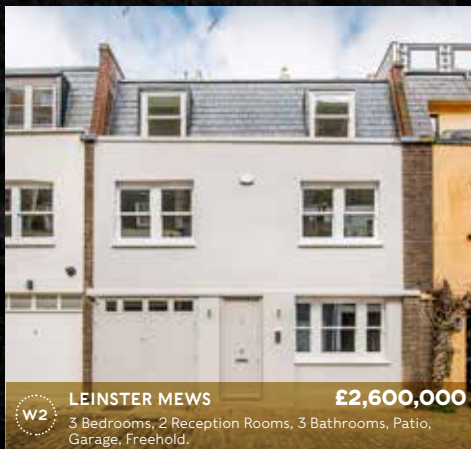


W2

CLARENDON MEWS

£2,750,000

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



W2

LEINSTER MEWS

£2,600,000

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



W9

PINDOCK MEWS

£2,500,000

1 Bedroom, 1 Reception Room, 1 Bathroom, Development Opportunity, Period, Double Garage, Freehold.



SW7

COLBECK MEWS

£2,495,000

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

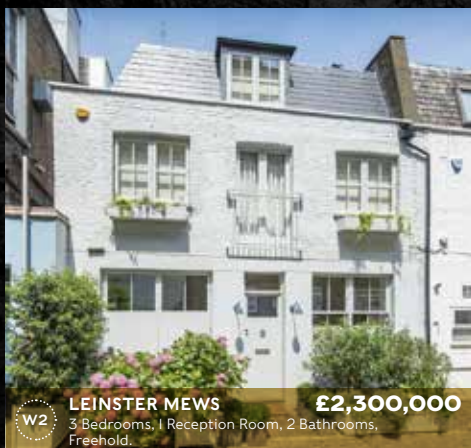


W11

PENCOMBE MEWS

£2,495,000

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



W2

LEINSTER MEWS

£2,300,000

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

THE LATEST MEWS PROPERTIES FOR SALE



WII

HOLLAND PARK MEWS £3,250,000

TA 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, Parking, Garage, Freehold.



NWI

CAMDEN MEWS

£1,750,000

First impressions matter and on that front this modern and stylishly designed mews house certainly delivers an impact. With great light throughout, in part due to the triple height ceiling connecting the spaces, this house is ideal for entertaining. With both a garden and roof terrace that entertaining could quite easily be all year round. Good sized bedrooms, bathrooms and excellent storage complete this stylish design.

3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Mews, Garden, Roof Terrace, Modern, Garage, Freehold.



Sales +44 (0)20 7590 9955

THE LATEST MEWS PROPERTIES FOR SALE



W8

SHAFTESBURY MEWS £2,250,000

3 Bedrooms, 2 Receptions, 2 Bathrooms, Development Opportunity, Garden, Patio, Roof Terrace, Balcony, Resident Parking, Garage, Freehold.



W2

SOUTHWICK MEWS £2,250,000

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



W9

ELNATHAN MEWS £2,199,000

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



SW7

KYNANCE MEWS £2,200,000

2 Bedrooms, 1 Reception Room, 1 Bathroom, House, Development Opportunity, Patio, Garage, Freehold.



W3

DALEHAM MEWS £2,000,000

2 Bedrooms, 2 Reception Rooms, 1 Bathroom, Garage, Freehold.



SW17

ECCLESTON SQUARE MEWS £1,995,000

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

THE LATEST MEWS PROPERTIES FOR SALE



W2

LANCASTER MEWS

£1,950,000

3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Mews, Period, Garage, Freehold.

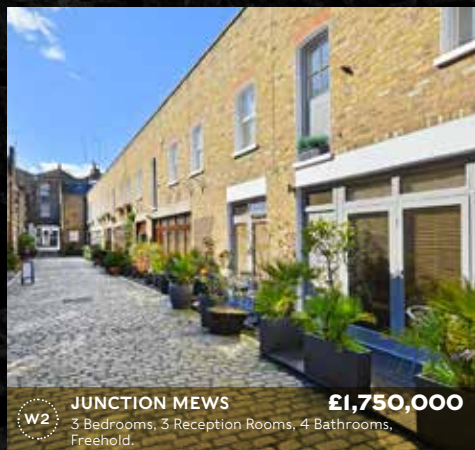


W11

WELLINGTON CLOSE

£1,795,000

3 Bedrooms, 1 Reception Room, 3 Bathrooms, Modern, Garage, Freehold.



W2

JUNCTION MEWS

£1,750,000

3 Bedrooms, 3 Reception Rooms, 4 Bathrooms, Freehold.



W2

BATHURST MEWS

£1,695,000

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

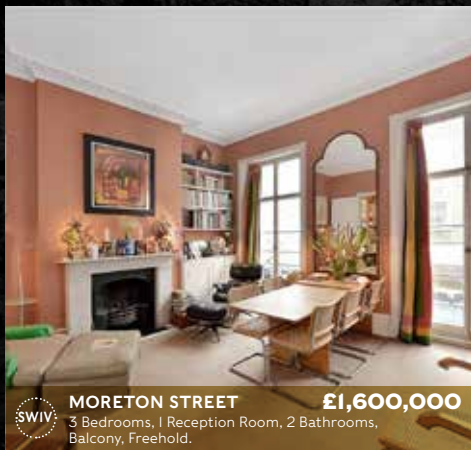


W9

PINDOCK MEWS

£1,650,000

House, Development Opportunity, Roof Terrace, Freehold.



SW1V

MORETON STREET

£1,600,000

3 Bedrooms, 1 Reception Room, 2 Bathrooms, Balcony, Freehold.

Sales +44 (0)20 7590 9955

THE LATEST MEWS PROPERTIES FOR SALE



W9

ABINGER MEWS

£1,500,000

5 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Patio, Modern, Off Street Parking, Freehold.



W11

ALBA PLACE

£1,500,000

2 Bedrooms, 1 Reception Room, 2 Bathrooms, House, Balcony, Off Street Parking, Freehold.



W11

DUNWORTH MEWS

£1,500,000

3 Bedrooms, 1 Reception Room, 2 Bathrooms, Mews, Communal Gardens, Garage, Share of Freehold.



SW1V

WEST MEWS

£1,450,000

2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Resident Parking, Off Street Parking, Share of Freehold.



W2

ST. MICHAELS STREET

£1,400,000

2 Bedrooms, 1 Reception Room, 2 Bathrooms, House, Patio, Modern, Off Street Parking, Freehold.



W2

CRAVEN HILL MEWS

£1,400,000

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

THE LATEST MEWS PROPERTIES FOR SALE



SW3

ELM PARK LANE

2 Bedrooms, 2 Reception Rooms, 1 Bathroom, Freehold.

£1,399,500



W11

SIMON CLOSE

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

£1,295,000



SW4

WELMAR MEWS

3 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Balcony, Modern, Leasehold.

£1,250,000



W10

MUNROE MEWS

2 Bedrooms, 1 Reception Room, 2 Bathrooms, Roof Terrace, Leasehold.

£1,250,000



W11

LEDBURY MEWS NORTH

2 Bedrooms, 1 Reception Room, 1 Bathroom, Terraced, Balcony, Leasehold.

£1,200,000



SW15

AYLESFORD STREET

3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Patio, Communal Gardens, Garage, Leasehold.

£1,200,000

THE LATEST MEWS PROPERTIES FOR SALE



W2

SHREWSBURY MEWS

£1,100,000

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

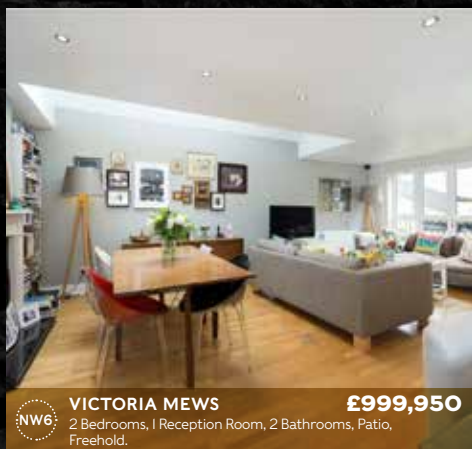


SWIX

WHADDON HOUSE

£1,075,000

1 Bedroom, 1 Reception Room, 1 Bathroom, Off Street Parking, Leasehold.

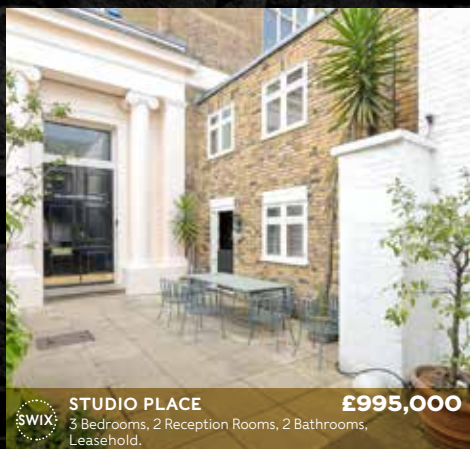


NW6

VICTORIA MEWS

£999,950

2 Bedrooms, 1 Reception Room, 2 Bathrooms, Patio, Freehold.



SWIX

STUDIO PLACE

£995,000

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

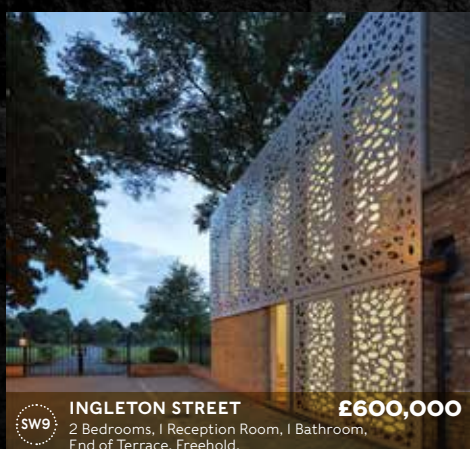


W11

ROYAL CRESCENT MEWS

£888,000

1 Bedroom, 1 Reception Room, 1 Bathroom, Resident Parking, Garage, Freehold.



SW9

INGLETON STREET

£600,000

2 Bedrooms, 1 Reception Room, 1 Bathroom, End of Terrace, Freehold.

THE LATEST MEWS PROPERTIES FOR SALE

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

£1,100,000

3 Abberley Mews, SW4

£835,000

2 Abberley Mews, SW4

£795,000

6 Abberley Mews, SW4

£500,000

Flat 2, 1 Abberley Mews SW4

£550,000



THE LATEST MEWS PROPERTIES **FOR SALE**

Also available...

Wilton Mews, SW1	£28,000,000	6 bed
Powis Mews, W11	£9,250,000	3 bed
Clabon Mews, W1X	£7,950,000	3 bed
Hyde Park Gardens Mews, W2	£6,950,000	3 bed
Belgrave Mews West, SW1	£6,950,000	5 bed
Oldbury Place, W1U	£6,495,000	4 bed
Wilton Mews, SW1	£5,350,000	3 bed
Pavilion Road, W1	£5,250,000	1 bed
Ladbroke Grove, W11	£4,800,000	4 bed
Ladbroke Grove, W11	£4,800,000	4 bed
Eaton Mews North, SW1	£4,100,000	3 bed
Onslow Mews West, SW7	£4,000,000	4 bed
Eaton Mews South, SW1W	£3,800,000	3 bed
Lancaster Mews, W2	£3,475,000	3 bed
Brownlow Mews, WC1N	£2,999,999	3 bed
Archery Close, W2	£2,875,000	4 bed
Bryanston Mews West, W1H	£2,750,000	3 bed
Normand Mews, W14	£2,700,000	4 bed
Logan Mews, W8	£2,650,000	4 bed
Browning Close, W9	£2,650,000	5 bed
Daleham Mews, NW3	£2,600,000	3 bed
Bowland Yard, W1X	£2,595,000	4 bed
Blackburnes Mews, W1K	£2,500,000	2 bed
Northwick Close, NW8	£2,500,000	4 bed
Onslow Mews West, SW7	£2,450,000	3 bed
De Vere Cottages, W8	£2,250,000	2 bed
John's Mews, WC1N	£2,200,000	3 bed
Whittlebury Mews East, NW1	£2,100,000	3 bed

THE LATEST MEWS PROPERTIES **FOR SALE**

Lancaster Mews, W2	£1,975,000	3 bed
Carmel Court, W8	£1,950,000	3 bed
Opal Mews, NW6	£1,850,000	3 bed
Cresswell Place, SW10	£1,750,000	2 bed
Stewarts Grove, SW3	£1,550,000	2 bed
Shirland Mews, W9	£1,495,000	3 bed
Murray Mews, NW1	£1,400,000	3 bed
Conduit Passage, W2	£1,300,000	2 bed
Wavel Mews, NW6	£1,300,000	2 bed
Brook Mews North, W2	£1,299,995	2 bed
Abinger Mews, W9	£1,295,000	4 bed
Stanhope Mews South, SW7	£1,275,000	1 bed
Andover Place, NW6	£1,200,000	3 bed
Ryders Terrace, NW8	£1,195,000	2 bed
Kings Terrace, NW1	£1,175,000	5 bed
Elgin Mews North, W9	£1,100,000	3 bed
Abinger Mews, W9	£900,000	3 bed
Warren Mews, W1T	£850,000	1 bed
Watson Mews, W1H	£699,950	1 bed

**“If you can’t find a house
in a Mews you desire,
please call us to discuss
our mews finding service.”**

MEWS WEALTH MANAGEMENT



Lynsey Schipper
Head of Lettings

It is an accepted fact amongst experienced letting agents that, regardless of the market, the best presented and competitively priced properties will be the ones that let fastest.

There will always be a percentage of tenants who feel they are over paying and are on the hunt for something shinier for their money. Few can resist the potent scent of fresh paint and stylish new ideas! The perceived luxury of 'new' appeals to many, most of the time. Plus an immaculate property will attract a better covenant of tenant than a dated dirty one.

If ever there was a time to enhance every last square inch of floor space and set the scene for lifestyle

orientated Tenants, now is it. Oversupply has allowed tenants to be far choosier leaving down at heel alternatives languishing empty on the market for months.

At Lurot Brand we offer a service where we monitor rental yields against capital values to ensure our landlords are maximising their investments. If your property needs anything from a simple refresh to full refurbishment our in house team will efficiently design and project management the works from concept to completion. We visit client's properties and produce a free report detailing our suggestions offering money saving ideas along with full project management ensuring that every penny spent is spent efficiently.

All our departments work together in harmony to deliver the most comprehensive investment management service for mews properties.

- 1 Appraisal of your portfolio's sale and rental value.
- 2 Keeping you informed of all property movements in and around your property.
- 3 Evidenced advice on when to rent, sell, or when to improve your property.
- 4 Evidenced advice on the correct works to improve rental yield and/or sales value.
- 5 Realistic planning advice on what is potentially possible and what is not.
- 6 Cost effective property rationalising refurbishments carried out to a timescale that limits void periods during seasonally low rent months.

We have just launched our latest Lurot Brand refurbishment of a delightful three storey house in Princes Mews which, with 2 double bedrooms and 2 bathrooms, is available now for £750 per week.

WHEN YOU DON'T USE A MEWS SPECIALIST...

Lurot Brand's expertise in mews properties is legendary, but it's not just our clients who approach us for help. As the only dedicated mews specialist in London, we are in a unique position to offer the best advice when it comes to mews houses.

That's why journalists from high profile publications frequently seek our opinion on property related matters. The questions usually relate to the history, special qualities and value of mews houses, but recently America's House Beautiful magazine asked our General Manager James

Robinson to describe a stylish interior design trend that could actually devalue a property. Yes, some features can actually lower the value of your mews house. Intrigued?

He recalled a case where the interior design had done just that. When measuring a freshly rebuilt four storey mews house during a valuation, James discovered that over two hundred square feet of this prime central London property had apparently been 'lost'.

The house's size was listed at 1,700 square feet, but James found the footage had been reduced to just 1,470 square foot. This alarming shrinkage occurred when walls were brought forward to allow the fitting of hidden recessed wall edge lighting, recessed televisions,

downpipes and utilities. James' response was that although the end result was pleasing, the owners had effectively "paid their architect to lose them almost £700,000 worth of square footage."

Lurot Brand are exceptional at guiding their clients away from such follies. "Since 1971 we have been advising our clients on their mews projects as we know what sells and what doesn't", James explains. "If you are considering an extension or refurbishment to add value to your mews, we offer guidance on planning laws, advise on your plans and then put you in touch with a choice of suitable architects."

As quoted in America's House Beautiful Magazine

THE LATEST MEWS PROPERTIES TO LET



W11

PEMBRIDGE MEWS

£1,295 Per Week

A beautifully presented newly refurbished mews house in the heart of Notting Hill. Would suit a young family or professional couple looking to enjoy the wonderfully eclectic area and all it has to offer!

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



W11

LEDBURY MEWS NORTH **£1,150** Per Week

An elegantly presented and spacious mews house in unparalleled Notting Hill location. Wonderful for a professional couple, small family or simply the bohemian at heart, thanks to the bright and spacious master bedroom suite. Long Let, 3 Bedrooms, 1 Reception Room, 2 Bathrooms, Unfurnished.

Lettings +44 (0)20 7479 1999

THE LATEST MEWS PROPERTIES TO LET



W8

ADAM AND EVE MEWS **£1,995** Per Week
4 Bedrooms, 2 Reception Rooms, 4 Bathrooms, Garage, Town/City, Unfurnished.



SW7

ONSLOW MEWS WEST **£1,695** Per Week
4 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Furnished, Unfurnished.



W8

ADAM AND EVE MEWS **£1,650** Per Week
3 Bedrooms, 1 Reception Room, 3 Bathrooms, Garage, Unfurnished.



SW10

PEONY COURT **£1,600** Per Week
3 Bedrooms, 1 Reception Room, 3 Bathrooms, Communal Gardens, Concierge/Hotel, Unfurnished.



W2

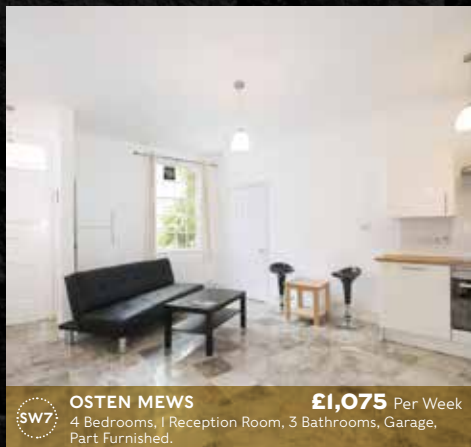
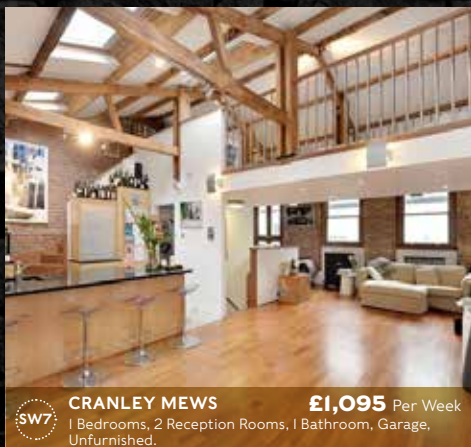
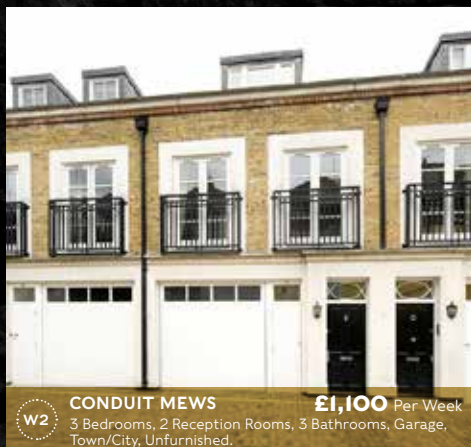
GARDEN MEWS **£1,550** Per Week
3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Unfurnished.



W2

SUSSEX SQUARE **£1,500** Per Week
4 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Garage, Unfurnished.

THE LATEST MEWS PROPERTIES TO LET



THE LATEST MEWS PROPERTIES TO LET



W2

CONNAUGHT CLOSE

4 Bedrooms, 1 Reception Room, 3 Bathrooms, Terraced, Balcony, Unfurnished.

£950 Per Week



SW7

RUTLAND STREET

2 Bedrooms, 1 Reception Room, 2 Bathrooms, Balcony, Part Furnished.

£950 Per Week



SW7

ELVASTON MEWS

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

£895 Per Week



W11

VERNON YARD

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

£895 Per Week



W2

CRAVEN HILL MEWS

2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Unfurnished.

£875 Per Week



SW5

REDFIELD MEWS

3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Mews Parking, Part Furnished.

£875 Per Week

THE LATEST MEWS PROPERTIES TO LET



W11

HIPPODROME MEWS

£895 Per Week

Beautifully finished in a light, clean and contemporary style, this well-proportioned three storey house has the added benefit of a wonderfully large terrace directly off the reception room. With a large open plan kitchen this property is ideal for all year round entertaining.
2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Roof Terrace, Unfurnished.



W2

PRINCES MEWS

£750 Per Week

An exceptionally light newly refurbished first and second floor maisonette benefiting from plenty of storage, set within a charming and picturesque cobbled mews.
2 Bedrooms, 1 Reception Room, 2 Bathrooms, Unfurnished.

THE LATEST MEWS PROPERTIES TO LET



W1H

MONTAGU MEWS WEST £800 Per Week
2 Bedrooms, 1 Reception Room, 2 Bathrooms,
Off Street Parking, Furnished, Unfurnished.



SW1X

KINNERTON PLACE NORTH £795 Per Week
2 Bedrooms, 2 Reception Rooms, 1 Bathroom,
Resident Parking, Unfurnished.



W2

BROOK MEWS NORTH £795 Per Week
3 Bedrooms, 1 Reception Room, 3 Bathrooms,
Unfurnished.



W2

CRAVEN HILL MEWS £795 Per Week
2 Bedrooms, 2 Reception Rooms, 2 to 3 Bathrooms,
Resident Parking.



W2

CRAVEN HILL MEWS £795 Per Week
2 Bedrooms, 2 Reception Rooms, 2 to 3 Bathrooms,
Resident Parking, Part Furnished.



W11

HOLLAND PARK MEWS £750 Per Week
2 Bedrooms, 1 Reception Room, 1 Bathroom,
Unfurnished.

THE LATEST MEWS PROPERTIES TO LET



WB

LEXHAM MEWS

£750 Per Week

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



NW1

CUMBERLAND TERRACE MEWS

£695 Per Week

2 Bedrooms, 1 Reception Room, 1 Bathroom, Off Street Parking, Unfurnished.



SW11

KERSLEY MEWS

£695 Per Week

2 Bedrooms, 3 Bathrooms, Residents Parking, Unfurnished.



W1U

NOTTINGHAM PLACE

£695 Per Week

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



W8

LEONARD COURT

£675 Per Week

2 Bedroom Flat, 1 Bathroom, Lift, Concierge/Hotel, Pets, Sharers, Furnished/ Unfurnished.



W2

BRIDSTOW PLACE

£650 Per Week

2 Bedrooms, 1 Reception Room, 1 Bathroom, Part Furnished.



SOUTH KENSINGTON
4-5 Kynance Place SW7 4QS



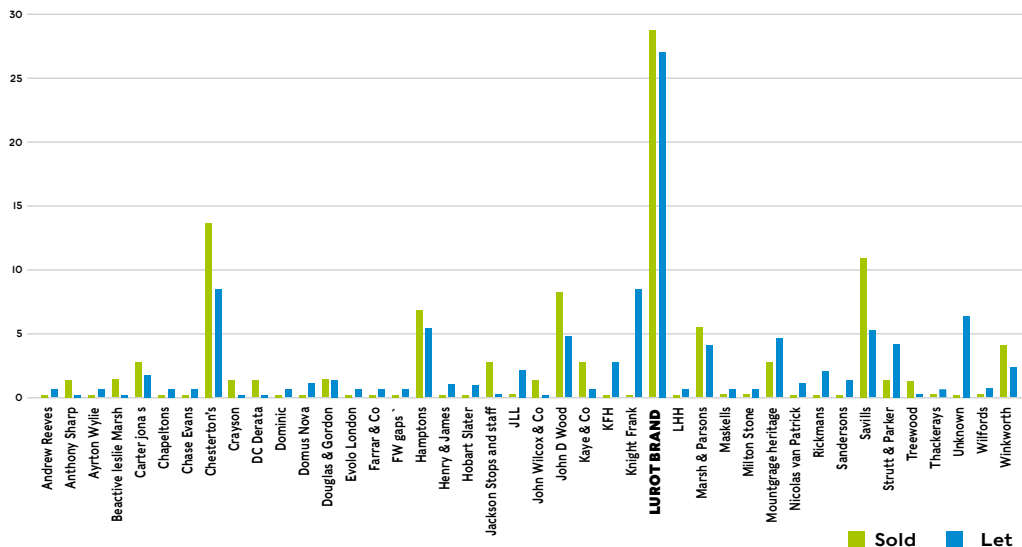
HYDE PARK
37 - 41 Sussex Place W2 2TH



NOTTING HILL
8 Ladbroke Grove W11 3BG

Sales +44 (0)20 7590 9955 • Lettings +44 (0)20 7479 1999

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



Graph information gathered from Rightmove and Lonres

MEET THE TEAM



Sofia Gilbert
Office Manager



Michael Brisby
Sales Manager



Antony Pears
Sales Manager



Marlon Lloyd Malcolm
Head of Sales



Antoine Lurot
Chairman



James Robinson
General Manager



Lynsey Schipper
Head of Lettings



Melissa Stevenson
Company Secretary



James Davis
Compliance Manager



Tiburcio Sanz
Property Manager



Freddie Russell Flint
Sales Negotiator



Charlotte Embley
Sales Negotiator



Julia Arwas
Lettings Renewals



Emma Power
Lettings Negotiator



Will Sheppard
Lettings Negotiator



Jennifer Ibbott
Lettings Negotiator



Deborah Battsek
PR Consultant



Robert Silvertown
Accounts

www.lurotbrand.co.uk

