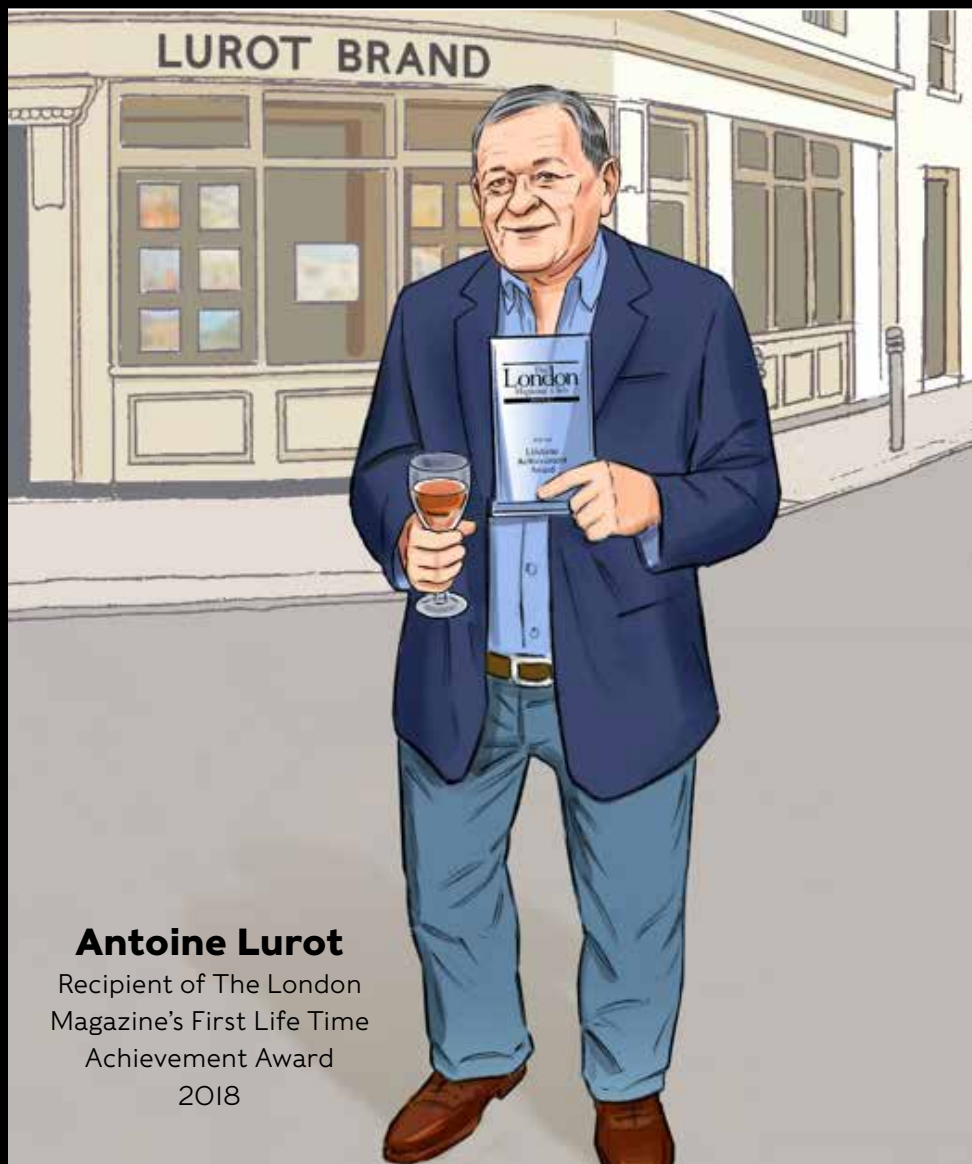


MEWS NEWS

SPRING 2018



Antoine Lurot

Recipient of The London
Magazine's First Life Time
Achievement Award
2018

Produced by

LUROT BRAND

EST 1971

RIP PROPERTY SEASONS

Historically, the months following seasonal holidays were the traditional times to move. Early spring, because of the City bonuses, was the main spike for sales and September for lettings as it is the start of the school year, however this is no longer the case...

There was a time when estate agents knew exactly when to go on holiday, in fact many banned their negotiators from booking holidays in February, March, April, September and October. It was so simple, the months following seasonal holidays were always the traditional times to move. Early Spring because of the City bonuses was the main spike for sales and September for lettings as it is the start of the school year. So like farming we knew exactly when the harvests would come in, however, this is no longer the case.

The virtual demise of the bonus system and the running political interference means that the markets are now more affected by confidence. In 2017 these influences were strong enough to switch the spikes completely. In fact we had a far better start to the year for lettings than the last six months and in sales we saw two thirds of our sales transact in the last four months of the year.

The lettings market has now polarised towards either much longer contract periods, or short lets, and the decision to buy is based far more on necessity than speculation. So now that prices appear to have bottomed out, buyers are making the decision to buy rather than continue renting, but are registering for up to a year before they commit. The choice of properties is increasing so they are recognising that the really good quality houses, which used to be snapped up during a bull market, can now be agreed at more attractive prices with less competition and less chance of being gazumped.

"Most armchair pundits will advise you not to buy or sell mid-Brexit but both arguments cannot be right so our advice is to look at your own circumstances and base your decision on what's right for you. If you are squandering your money on rent, and you are buying for the long term, then buy. If you don't think prices are going to rise until we are out of Brexit, and you can think of somewhere where your money will do better than your property, then sell.

For example we recently had a client who put his £3million mews house on the market because he is on the list for a Valkyrie, Aston Martin's new £3 million 'by invitation only' hyper car, which he believes will double in value in just three short years while his mews house certainly won't.

In summary there is now little point waiting for a property season to sell; if you do you may well miss other drivers in the market that will have a greater impact on your final selling price.



£2,800,000

or



£2,800,000

THE LONDON MAGAZINE CLUB AWARDS 2017

Life time Achievement award Winner announced...

Winners of the inaugural London Magazine Club awards were announced in what was a spectacular evening of celebration in the property industry.



Created by The London Magazine and hosted at the Philip Mould & Company gallery in Pall Mall, the awards celebrated the best in industry innovation, media creativity and charity-giving among Central London Estate Agents. Nominations came from across prime London estate agencies, from the largest brands to the boutique companies.

Life time achievement award

Winner: Antoine Lurot, from Lurot Brand estate agency

Antoine was honoured for his extraordinary contribution

to innovation in the London property industry over his incredible career. Lurot was the first to use price per square foot to value residential property in the UK and the first to create floor plans for all his instructions. In 1991 he was one of the three founder directors of CLEA, and

one of the 21 founder firms of ARLA. He was appointed a fellow of the NAEA from day one, for his 'contribution to the industry'.

Judge and The London Magazine editor Anne Cuthbertson said, "Antoine Lurot is a true innovator, with the passion, conviction and courage to break with convention. He has made an outstanding contribution to London, and his pioneering ideas have been game-changers to the industry. He demonstrates the finest qualities of the boutique agent – the expertise, personality and people-first approach. By specialising in one property type, he has become

the go-to guardian of London's historic mewses."

Judges

Each award was judged and presented by industry leaders.

- Mark Hayward, chief executive of NAEA
- Peter Bill, former editor of Estates Gazette, freelance writer and contributor to The London Magazine
- William Carrington, founder and chairman of LonRes and board member of CLEA
- Anne Cuthbertson, editor of The London Magazine
- Clare Broadbent, CEO of Cedar Communications Ltd, publisher of The London Magazine

About the London Magazine

The London Magazine is London's prime property magazine distributed to 70,000 of the capital's most affluent households. The London Magazine Club is a property and media club for Central London Estate Agents.

The Awards were created by the new The London Magazine Club, with thanks to Phillip Mould of the Philip Mould & Company gallery, and Chêne Bleu, the award-winning winery in the Vaucluse region of France. The London Magazine Club also wishes to thank Newby Teas, Timothy Han, Paxton & Whitfield, Hattingley Valley and Chilli Bees catering for their support on the night.

LIVE LIKE A RUSSIAN MOBSTER:

A house in James Norton's McMafia Mews for sale for £2,450,000.

Lurot Brand's general manager James Robinson said. "It is a bit like when Layer Cake was released. Daniel Craig's character lived on Queens Gate Mews and

Fans of the show should not get too excited: once you step through the doorway of the Cranley Mews property, the rooms inside – which are decorated with

striking modern art – look nothing like Alex's London pad, as all the interior scenes were shot in a different property in Wandsworth.

Although Alex is not modeled on any real individual, McMafia was inspired by a nonfiction book of the same name by BBC journalist Misha Glenny, describing the lives of real international criminals.

As Quoted in The Telegraph

The Telegraph

Anyone with £2.45 million to spare can live like TV's most charming young mobster, as one of the main filming locations for McMafia goes up for sale.

The hit drama stars British actor James Norton as banker-turned-criminal Alex Godman, the wealthy son of a family of Russian gangsters. Judging from his elegant home, it seems crime really does pay.

The house used for exterior shots of Alex's home in the BBC One series has been put on the market by estate agents Lurot Brand for £2.45 million.

Situated on Cranley Mews, a quiet cobbled street in South Kensington, the house has three bedrooms and two bathrooms.

"There has been a lot of interest in mews homes in South Kensington since McMafia started this year,"

there was so much interest on the back of it."

He continued: "Mews houses have always been places where naughty things have happened. There is always something interesting going on. The Profumo Affair was on a mews."

According to Robinson, similar mews properties have caught the eye of real-life Russian oligarchs. "I once sold a house to a Russian gentleman," he told the Mail. "He didn't speak English and went everywhere with two bodyguards. He bought the mews next to one he owned, in cash, because he didn't want a next-door neighbour."



James Robinson
General Manager

THE LATEST MEWS PROPERTIES **FOR SALE**

“HOUSE IN JAMES NORTON’S MCMAFIA MEWS FOR SALE FOR £2.45M”



SW7

CRANLEY MEWS, CHELSEA

£2,450,000

A stunning example of a mews, finished with style and a layout that makes this property both practical and beautiful. Anyone familiar with Cranley Mews will know it as one of London's finest examples of these pretty cobbled streets and it is with this in mind we are delighted to bring to the market a delightful 3 bedroom mews house.

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

Sales +44 (0)20 7590 9955

THE LATEST MEWS PROPERTIES FOR SALE



W11

HOLLAND PARK MEWS £2,970,000

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, Parking, Garage, Freehold.



SW7

ELVASTON MEWS

£6,000,000

An immaculately presented mews with a top of the range 5 car garage, 2 lovely terraces, generous open plan kitchen, dining and reception room and a very spacious 2 double bedrooms with 2 further bathrooms, one being the master ensuite. This property is for a buyer who needs secure space for a collection of the world's finest automobiles, and would benefit from an immaculate mews maisonette above. One of very few in London and even fewer in Kensington Freehold, 2 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Roof Terrace, Balcony, Parking, State of the art 5 Car Garage.

Sales +44 (0)20 7590 9955

THE LATEST MEWS PROPERTIES **FOR SALE**



SW8

QUEEN'S GATE PLACE MEWS

£5,000,000

One of London's most meticulously developed mews properties on London's most "collectable" mews. Beautifully positioned on the corner of a courtyard this property is smothered in natural light from its south and western faces. With exceptional ceiling heights, proportions and finish this property is second to none.

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

Sales +44 (0)20 7590 9955

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.



SW3

OVINGTON MEWS £4,350,000

4 Bedrooms, 2 Reception Rooms, 4 Bathrooms, Roof Terrace, Resident Parking, Freehold.



SW7

ENNISMORE MEWS £4,250,000

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



W6

VANTAGE PLACE £4,250,000

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



SW7

PRINCES GATE MEWS £3,750,000

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



W2

HYDE PARK GARDENS MEWS £3,450,000

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

THE LATEST MEWS PROPERTIES FOR SALE



W2

LANCASTER MEWS

£3,350,000

3 Bedrooms, 3 Reception Rooms, 2 Bathrooms.



W2

GARDEN MEWS

£3,250,000

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



W11

COLVILLE MEWS

£3,250,000

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



SW7

RUTLAND GATE MEWS

£3,250,000

Freehold, 3 Bedrooms, 2 Reception Rooms, 3 Bathrooms, House, Period, Modern.



SW7

PRINCES GATE MEWS

£3,250,000

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



SW7

PETERSHAM MEWS

£3,250,000

Freehold, 3 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Period, Very Good decoration.

Sales +44 (0)20 7590 9955

THE LATEST MEWS PROPERTIES FOR SALE



SW7

QUEEN'S GATE PLACE MEWS £3,000,000

Freehold, 4 bedrooms, 3 Bathrooms, 1-2 Reception rooms, end of terrace, garage.



W2

LANCASTER MEWS

£2,800,000

Freehold, 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Mews, Period, Resident Parking, Double Garage, Unmodernised decoration.



W14

NORMAND MEWS

£2,700,000

Freehold, 4 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Patio, Roof Terrace, Period, Off Street Parking, Garage, Very Good decoration.



W2

PRINCES MEWS

£2,700,000

Freehold, 3 Bedrooms, 1 Reception Room, 2 Bathrooms, House, Mews, Very Good decoration.



W2

EASTBOURNE MEWS

£2,650,000

Freehold, 3 Bedrooms, 1 Reception Room, 3 Bathrooms, House, Mews, Patio, Period, Resident Parking, Garage.



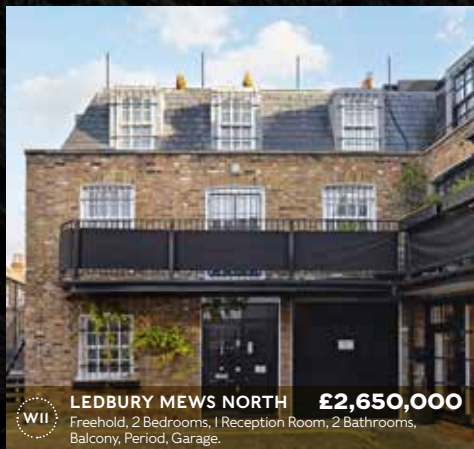
SW1X

BOWLAND YARD

£2,650,000

2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Mews, Garden, Patio, Modern, good decoration.

THE LATEST MEWS PROPERTIES FOR SALE



LEDBURY MEWS NORTH £2,650,000

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

W11



PINDOCK MEWS £2,500,000

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

W9



COLBECK MEWS £2,495,000

Freehold, 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Period, Modern, Resident Parking.

SW7



PRINCES MEWS £2,450,000

Freehold, 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Mews, Period, Very Good decoration.

W2



LEINSTER MEWS £2,400,000

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

W2



PENCOMBE MEWS £2,375,000

Freehold, 4 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Garden, Resident Parking, Garage, Good decoration.

W11

THE LATEST MEWS PROPERTIES FOR SALE



W2

VICTORIA GROVE MEWS £2,350,000

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



W2

PRINCES MEWS

£2,250,000

Freehold, 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Mews, Good decoration.



SW3

OVINGTON MEWS

£2,200,000

Freehold, 2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Mews, Roof Terrace, Balcony, Period, Resident Parking, Garage.



W9

ELNATHAN MEWS

£2,199,000

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



W11

WELLINGTON CLOSE

£2,100,000

Freehold, 2 Bedrooms, up to 2 Reception Rooms, up to 2 Bathrooms, House, Mews, Terraced, Roof Terrace, Modern, New, Resident Parking, Garage.



NW3

DALEHAM MEWS

£2,000,000

Freehold, 2 Bedrooms, 2 Reception Rooms, 1 Bathroom, House, Mews, Period, Garage, Good decoration.

THE LATEST MEWS PROPERTIES FOR SALE



W8

SHAFTESBURY MEWS £2,000,000

Freehold, 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Development Opportunity, Investment Opportunity, Garden, Patio, Roof Terrace, Balcony, Modern.



SW1V

ECCLESTON SQUARE MEWS £1,995,000

Freehold, 4 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Period, Mews Parking, Good decoration.



W2

LANCASTER MEWS £1,950,000

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



SW3

OVINGTON MEWS £1,950,000

Freehold, 2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Mews, Ground Floor, First Floor, Roof Terrace, Period, Resident Parking, good decoration.



W11

WELLINGTON CLOSE £1,750,000

Freehold, 3 Bedrooms, 1 Reception Room, 3 Bathrooms, House, Modern, Garage, Good decoration.



W2

BATHURST MEWS £1,695,000

Freehold, 1 Bedroom, 1 Reception Room, 1 Bathroom, House, Mews, Fair decoration, Good decoration.



W2

SOUTHWICK MEWS

£2,250,000

This characterful freehold house on this delightful mews has recently undergone a full refurbishment and now looks absolutely stunning. With a significantly high standard of finish, including the use of fine marble, high quality floorings and Bang and Olufsen TV and sound, this traditional mews frontage now hides a thoroughly contemporary, yet sympathetically designed interior. Freehold, 4 Bedrooms, 2 Reception Rooms, 3 Bathrooms, House, Period, Very Good decoration.

Sales +44 (0)20 7590 9955

THE LATEST MEWS PROPERTIES FOR SALE



W2

HYDE PARK GARDENS MEWS £2,950,000

Freehold, 2 Bedrooms, 1 Reception Room, 3 Bathrooms, House, Mews, Period, Garage



W2

HYDE PARK GARDENS MEWS £3,000,000

Freehold, 3 Bedrooms, 1 Reception Room, 2 Bathrooms, House, Mews, Period, Garage, Good decoration



Sales +44 (0)20 7590 9955

THE LATEST MEWS PROPERTIES FOR SALE



W9

PINDOCK MEWS

£1,650,000

Freehold, House, Development Opportunity, Roof Terrace, Period, Unmodernised decoration.



W11

ALBA PLACE

£1,500,000

2 Bedrooms, 1 Reception Room, House, Resident Parking, Off Street Parking, Garage, Mews Parking, Very Good decoration.



W9

ABINGER MEWS

£1,500,000

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



SW6

STEEPLE CLOSE

£1,475,000

Freehold, 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Terraced, Garden, Patio, Roof Terrace, Resident Parking, Double Garage



SW1V

WEST MEWS

£1,450,000

Share of Freehold, 2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Modern, Off Street Parking, Good decoration.



W2

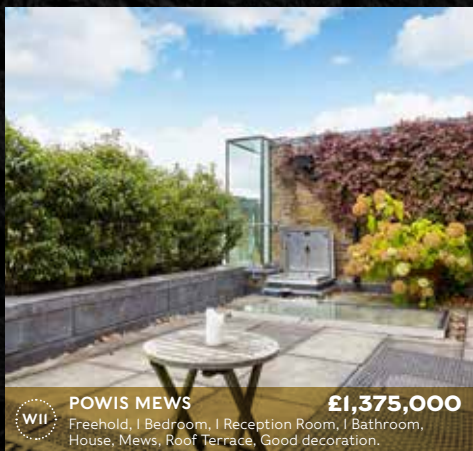
CRAVEN HILL MEWS

£1,400,000

Freehold, 2 Bedrooms, 3 Reception Rooms, 2 Bathrooms, House, Modern, Good decoration.

Sales +44 (0)20 7590 9955

THE LATEST MEWS PROPERTIES FOR SALE

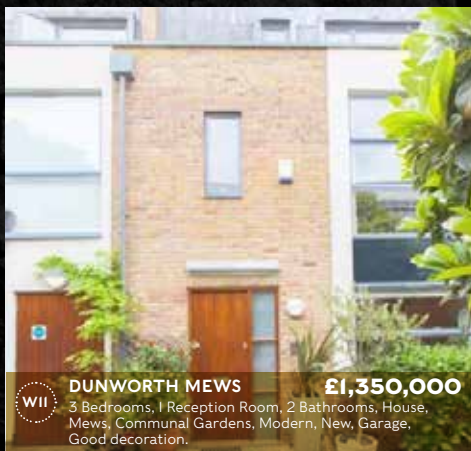


W11

POWIS MEWS

£1,375,000

Freehold, 1 Bedroom, 1 Reception Room, 1 Bathroom, House, Mews, Roof Terrace, Good decoration.



W11

DUNWORTH MEWS

£1,350,000

3 Bedrooms, 1 Reception Room, 2 Bathrooms, House, Mews, Communal Gardens, Modern, New, Garage, Good decoration.

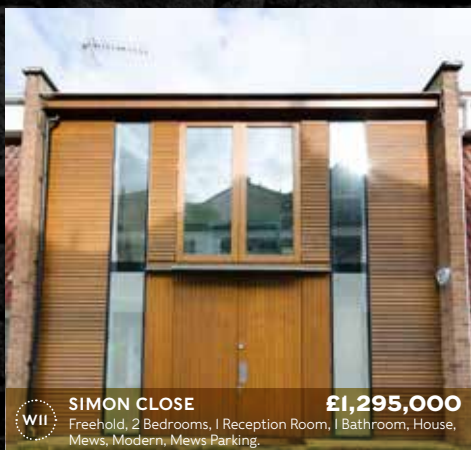


SW1V

MCLEODS MEWS

£1,350,000

Freehold, 2 Bedrooms, 1 Reception Room, 2 Bathrooms, House, Mews, Period, Resident Parking.



W11

SIMON CLOSE

£1,295,000

Freehold, 2 Bedrooms, 1 Reception Room, 1 Bathroom, House, Mews, Modern, Mews Parking.

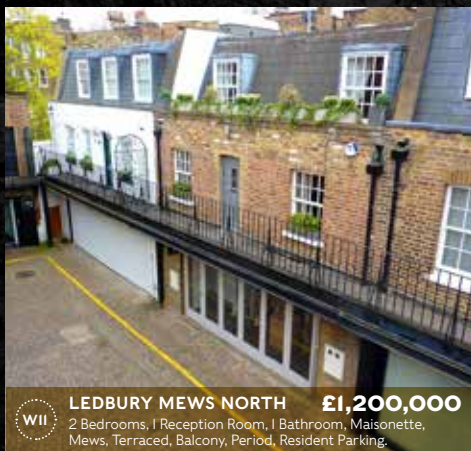


W2

ST. MICHAELS STREET

£1,200,000

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



W11

LEDBURY MEWS NORTH

£1,200,000

2 Bedrooms, 1 Reception Room, 1 Bathroom, Maisonette, Mews, Terraced, Balcony, Period, Resident Parking.

THE LATEST MEWS PROPERTIES FOR SALE



SW1X

WHADDON HOUSE

£1,075,000

Leasehold 86 years, 1 Bedroom, 1 Reception Room, 1 Bathroom, Flat, Mews, Ground Floor, Off Street Parking. Good decoration.



W2

SHREWSBURY MEWS

£1,100,000

2 Bedrooms, 1 Reception Room, House, Resident Parking, Off Street Parking, Garage, Mews Parking, Very Good decoration.



NW6

VICTORIA MEWS

£999,950

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



SW1X

BRADBROOK HOUSE

£995,000

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



SW1V

AYLESFORD STREET

£975,000

3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Patio, Communal Gardens, Period, Modern, Resident Parking, Garage.

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

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**
- 2 Abberley Mews, SW4 **£795,000**
- Flat 2, 1 Abberley Mews SW4 **£550,000**
- 3 Abberley Mews, SW4 **£835,000**
- 6 Abberley Mews, SW4 **£600,000**



W2 **HYDE PARK GARDENS MEWS £2,800,000**

Freehold, 3 Bedrooms, 1 Reception Room, 3 Bathrooms, House, Development Opportunity, Investment Opportunity, Mews, Period, Garage.

THE LATEST MEWS PROPERTIES **FOR SALE**

Also available...

Wilton Mews, SW1	£24,750,000	6 bed
Powis Mews, W11	£9,250,000	3 bed
Belgrave Mews West, SW1	£6,950,000	5 bed
Hyde Park Gardens Mews, W2	£6,500,000	2 bed
Lyall Mews, SW1	£5,950,000	4 bed
Clabon Mews, SW1X	£5,850,000	3 bed
Wilton Mews, SW1	£5,350,000	3 bed
Victoria Mews, W11	£5,000,000	5 bed
Ladbroke Grove, W11	£4,800,000	4 bed
Cadogan Lane, SW1X	£4,650,000	4 bed
Grosvenor Gdns Mews North, W1	£4,000,000	4 bed
Eaton Mews South, SW1W	£3,800,000	3 bed
Victoria Mews, W11	£3,700,000	3 bed
Leinster Mews, W2	£3,650,000	3 bed
Lancaster Mews, W2	£3,650,000	3 bed
Clarkes Mews, W1G	£3,500,000	3 bed
Queen's Mews, W2	£3,495,000	4 bed
Edbury Mews, SW1W	£3,250,000	4 bed
Albert Terrace Mews, NW1	£3,000,000	4 bed
Montagu Mews North, W1H	£2,999,950	3 bed
Eaton Mews North, SW1X	£2,950,000	3 bed
Pottery Lane, W11	£2,950,000	3 bed
Eaton Mews West, SW1W	£2,950,000	4 bed
Lancaster Mews, W2	£2,950,000	3 bed
Ledbury Mews West, W11	£2,895,000	4 bed
Brook Mews North, W2	£2,850,000	3 bed
Chester Close North, NW1	£2,850,000	4 bed
Colville Mews, W11	£2,800,000	3 bed
Boyne Terrace Mews, W11	£2,750,000	4 bed
Chesham Mews, SW1	£2,650,000	3 bed

THE LATEST MEWS PROPERTIES FOR SALE

Logan Mews, W8	£2,650,000	4 bed
Eaton Mews West, SW1W	£2,600,000	1 bed
Ladbroke Terrace, W11	£2,550,000	2 bed
Eccleston Sq Mews, SW1V	£2,500,000	3 bed
Bowland Yard, SW1X	£2,595,000	2 bed
Queen's Gate Mews, SW7	£2,500,000	3 bed
Browning Close, W9	£2,500,000	5 bed
Whittlebury Mews West, NW1	£2,350,000	3 bed
Lancaster Mews, W2	£2,350,000	2 bed
Manson Mews, SW7	£2,250,000	2 bed
Eagle Place, SW7	£2,250,000	3 bed
Whittlebury Mews East, NW1	£2,100,000	3 bed
Gloucester Mews West, W2	£2,100,000	3 bed
Opal Mews, NW6	£1,950,000	6 bed
St. James's Terrace Mews, NW8	£1,900,000	3 bed
Cresswell Place, SW10	£1,750,000	2 bed
St. Peters Place, W9	£1,750,000	3 bed
Stanhope Mews East, SW7	£1,695,000	1 bed
Stewarts Grove, SW3	£1,550,000	2 bed
Murray Mews, NW1	£1,400,000	3 bed
West Mews, SW1	£1,320,000	2 bed
Stanhope Mews South, SW7	£1,275,000	1 bed
Abinger Mews, W9	£1,225,000	2 bed
Abinger Mews, W9	£1,225,000	4 bed
Ryders Terrace, NW8	£1,195,000	2 bed
West Hampstead Mews, NW6	£1,175,000	3 bed
Kings Terrace, NW1	£1,175,000	5 bed
Warren Mews, W1T	£850,000	1 bed
Abinger Mews, W9	£825,000	3 bed
Brunswick Mews, W1H	£800,000	2 bed
Watson Mews, W1H	£699,950	1 bed

THE REAL COST OF LETTING

Arguably, the 2018 25% reduction of mortgage interest tax relief will have less actual impact than the headlines have. It is widely believed to be a total immediate loss, in fact 75% will still be tax deductible, with a sliding scale reform planned between now and 2021.

The reality of this loss is far less significant, in real terms, when you consider our low interest rates for the past 20 plus years coupled with potential capital growth.

This 'loss' is also questionable, Landlords will still be able to deduct the cost of replacing or repairing household items like-for-like, in addition to the ability to claim a proportion of dilapidation costs from the Tenants deposit. The real change is that in the past, less scrupulous Landlords were routinely claiming this deduction before tax; those doing so now will likely be required to provide full disclosure of costs to the HMRC, certainly during auditing. Landlords with a portfolio of 4 or more properties will now undergo far more rigorous lending vetting similar to those imposed upon FTB's a few years ago. Risk, yield and profit will now be means tested, in addition to the LL's ability to service the debts themselves for high ratio LTV lending.

I am personally surprised this hasn't happened sooner. In the good old days of self-

certification, it was possible to leverage against other rather heavily mortgaged properties (Loan to (rising) Value dependant) resulting in the creation of hundreds of property millionaires in the rapidly rising recovery housing market post 911, peaking between 2005 – 2007.

This has become essential as it guards against a 'house of cards' style of asset management, which in part will guard against a sudden housing market crash. The ramifications are perhaps greater now than ever before. If rent dependant Landlords' suddenly find themselves without Tenants post Brexit, and are forced to chase a falling rental market downwards, we could have a repossession market on our hands, then due in part to a sudden surge in interest rates.

The Government seems to be doing everything within its power to avoid such a spike in interest rates occurring again, the statistics of homes without savings is perhaps inspiration enough. I would not be surprised if there was a future requirement for Landlords to prove they are in possession of a maintenance fund. If so, this is not just a good idea but a necessity.

An over exposed Landlord, forced to ignore his Tenant with a broken boiler, should not be allowed to be so thinly spread. They are after all responsible for the basic welfare of a private paying individual. The truly negative difference the proposed changes will make is the loss of

fees. Essentially this is asking agents to at best work for free, compromise their due diligence, or be forced to pass on these costs to Landlords, who we need more of. Well intended and seen to be working in Scotland, but wholly misguided in my view.

Until the Government is prepared to strip out mortgage arrangement fees from the banks, this change is counterproductive in my wholly biased opinion! These new plans are further indication of the new UK reality, we will no longer continue to be a nation of home owners, and with the above changes implemented, in another 10 – 20 years or so, perhaps no one will mind quite so much.

In summary, the best advice for investment Landlords is to be absolutely clear on all the facts, figures, and lifespan of the investment taking the all factors into consideration.

With the current Government, and doubtlessly future Government, focused on the reformation of the rental market, it is still a good time to invest, provided it is a long term and sustainable investment plan of a minimum of five years.



Lynsey Schipper
Head of Lettings

THE LATEST MEWS PROPERTIES TO LET



NW8

HAMILTON CLOSE

£750 Per Week

Long Let, 2 Bedrooms, 1 Reception Room, 2 Bathrooms, House, Mews, Garden, Patio, Period, Resident Parking, Garage, Unfurnished



SW7

PETERSHAM MEWS

£2,100 Per Week

Long Let, 4 Bedrooms, 3 Reception Rooms, 5 Bathrooms, House, Mews, Resident Parking.

Lettings +44 (0)20 7479 1999

THE LATEST MEWS PROPERTIES TO LET



SW7

KINGSTON HOUSE SOUTH £2,100 Per Week
Long Let, 2 Bedrooms, 1 Reception Room, 2 Bathrooms, Flat, Upper Floor, Communal Gardens, Modern, Lift, Concierge/Hotel, Furnished



SW7

THORBURN HOUSE £2,000 Per Week
Long Let, 3 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Flat, Penthouse, Roof Terrace, Modern, Town/City, Lift, Concierge/Hotel, Furnished



SW7

ADAM & EVE MEWS £1,595 Per Week
Long Let, 4 Bedrooms, 2 Reception Rooms, 4 Bathrooms, House, Mews, Garage, Unfurnished.



SW7

PRINCES GATE MEWS £1,300 Per Week
Long Let, 2 Bedrooms, 1 Reception Room, 2 Bathrooms, Maisonette, Mews, Period, Unfurnished.



W2

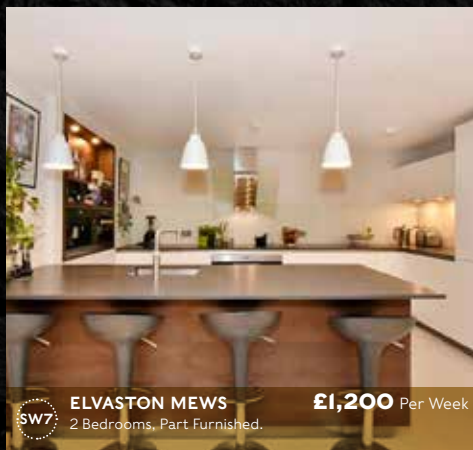
LANCASTER MEWS £1,300 Per Week
Long Let, 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House, Mews, Period, Resident Parking, Unfurnished.



SW7

PRINCES GATE MEWS £1,295 Per Week
Long Let, 2 Bedrooms, 1 Reception Room, 2 Bathrooms, Maisonette, Mews, Period, Unfurnished.

THE LATEST MEWS PROPERTIES TO LET

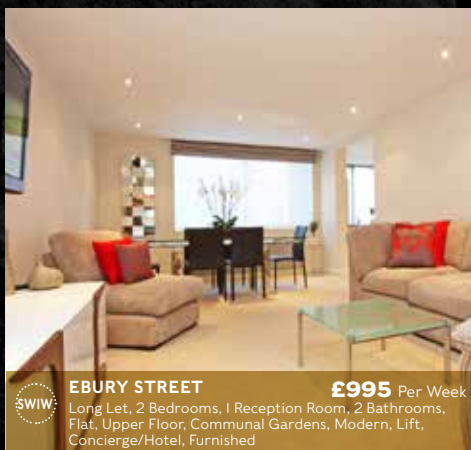


SW7

ELVASTON MEWS

2 Bedrooms, Part Furnished.

£1,200 Per Week

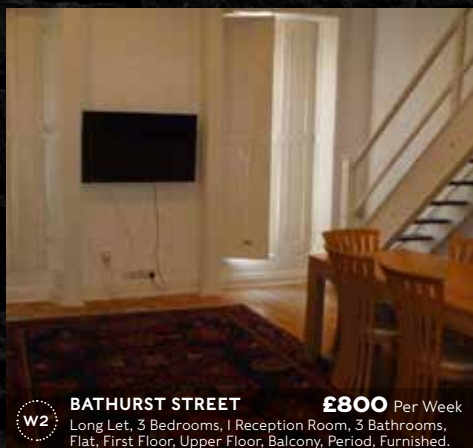


SW11

EBURY STREET

Long Let, 2 Bedrooms, 1 Reception Room, 2 Bathrooms, Flat, Upper Floor, Communal Gardens, Modern, Lift, Concierge/Hotel, Furnished

£995 Per Week

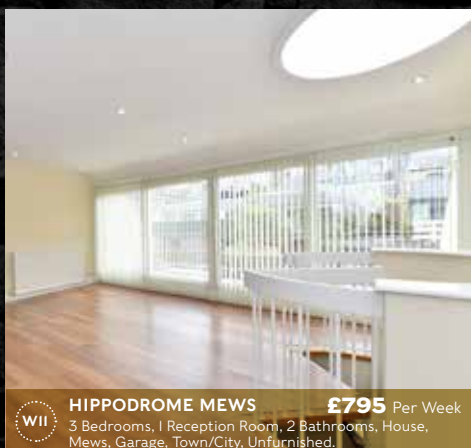


W2

BATHURST STREET

Long Let, 3 Bedrooms, 1 Reception Room, 3 Bathrooms, Flat, First Floor, Upper Floor, Balcony, Period, Furnished.

£800 Per Week



W11

HIPPODROME MEWS

3 Bedrooms, 1 Reception Room, 2 Bathrooms, House, Mews, Garage, Town/City, Unfurnished.

£795 Per Week

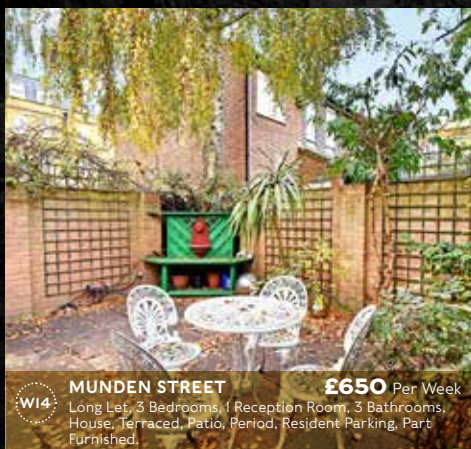


SW1

MORETON TERRACE MEWS SOUTH

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

£690 Per Week



W14

MUNDEN STREET

Long Let, 3 Bedrooms, 1 Reception Room, 3 Bathrooms, House, Terraced, Patio, Period, Resident Parking, Part Furnished.

£650 Per Week

THE LATEST MEWS PROPERTIES TO LET



SW3

EGERTON GARDENS

£650 Per Week

Long Let, 1 Bedroom, 1 Reception Room, 1 Bathroom, Flat, Terraced, Period, Resident Parking, Furnished.



SW7

OSTEN MEWS

£650 Per Week

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



W11

CHRISTOPHERS MEWS

£595 Per Week

Long Let, 2 Bedrooms, 1 Reception Room, 2 Bathrooms, House, Mews, Balcony, Modern, Resident Parking, Unfurnished.



W2

LANCASTER MEWS

£475 Per Week

Long Let, 2 Bedrooms, 1 Reception Room, 1 Bathroom, Flat, Mews, Period, Resident Parking, Unfurnished.



W2

BATHURST STREET

£450 Per Week

Long Let, Short Let, 1 Bedroom, 1 Reception Room, 1 Bathroom, Flat, Mews, First Floor, Period, Furnished.



W2

BATHURST STREET

£450 Per Week

Long Let, Short Let, 1 Bedroom, 1 Reception Room, 1 Bathroom, Flat, Mews, Upper Floor, Period, Furnished.

THE LATEST MEWS PROPERTIES TO LET



SW7

COLBECK MEWS

£1,995 Per Week

Having undergone a full refurbishment, this stunning, architecturally designed house, measuring approx. 2156sqft offers generous entertaining space and 3 double bedrooms. 3 Bedrooms, 3 Reception Rooms, 3 Bathrooms, House, Period, New, Resident Parking.

Lettings +44 (0)20 7479 1999



SOUTH KENSINGTON
4-5 Kynance Place SW7 4QS



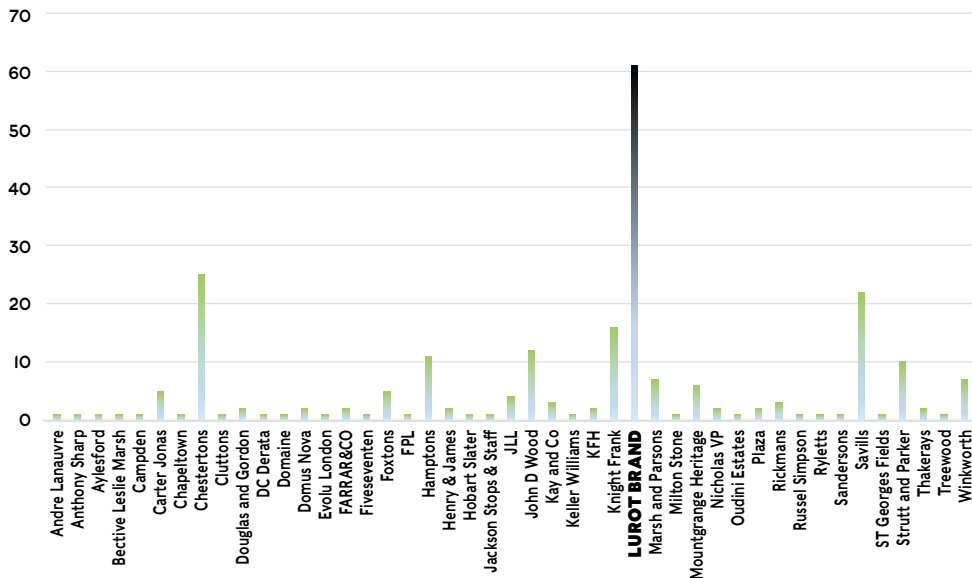
HYDE PARK
37 - 41 Sussex Place W2 2TH



NOTTING HILL
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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

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