

# MEWS NEWS

SPRING 2019



*Produced by*

## LUROT BRAND

EST 1971

## THE WRONG KIND OF PROPERTY BOOM

*An unexploded World War 2 German bomb has been discovered under the floorboards of the mews house we featured in our Summer 2018 edition of Mews News.*

### HOUSE SOLD SIX TIMES IN SUCCESSION SINCE 1984 BY LUROT BRAND

A fascinating insight into the history of the values of prime central London houses is provided by a house we have sold six times in the last 34 years. Number 31 Hyde Park Gardens Mews is one of 46 mews houses built by John Crake between 1836 and 1840 as stabling for the houses fronting onto Hyde Park. The Church commissioners, who were the freeholders, sold a lease in 1919 to a Mrs Sloppce for 74 and quarter years at an annual rent of £185.

Owners came and went until in the 1960 Christmas edition of Homes and Gardens the mews house was featured as having been renovated by a blue Jean Gilbert a notable television personality of the day.

Lurot Brand first sold the house in 1984 for £280,000. When they sold it again in 1988 for £380,000 the end of the property boom was just around the corner and the economy was set to fall into recession. The crash reflected in the

price when Lurot Brand sold it a third time in 1992. At £275,000 the house was worth £4,000 less than it had been sold four years earlier. With the market recovering in April 1996 Lurot Brand achieved £252,000 on its fourth sale.

In 2002 we published this story when we were selling the house for the fifth time in succession and were asking £1,100,000 (£597,000 more than we first sold it for 18 years earlier). This was apparently too strong as we subsequently

The house is bang opposite our Sussex Place Office so when we heard "Bomba, Bomba" being shouted and saw the house divesting itself of builders we knew something was up.

This was confirmed by a Bomb Disposal Expert who suggested we evacuated the area until the device was deactivated and removed.

They were so calm and efficient if seemed to be an everyday occurrence to them which is hardly surprising since they deal with an average of 60 a year. The below MOD table shows the official records of World War 2 bombing in the UK's major towns and cities and

City	High Explosive Bombs
London	48,755
Bristol	6,203
Birmingham	4,490
Coventry	3,425
Plymouth	2,612
Southampton	2,552
Liverpool	2,499
Swansea	1,500
Hull	1,318
Portsmouth	1,262
Sheffield	1,146
Manchester	737

around 10% failed to detonate.

Research and Experiments Department, Registered Pa)

The typical German World War Two bomb was either 50kg or 250kg growing to 500kg to a 1,000kg by the end of the war however I think 'our one' was a smaller incendiary bomb. So that makes ours number 48,756.



We sold the house, in Hyde Park Garden Mews, six times in succession since 1984 but it never showed up in the surveys.

The most recent buyer is fully rebuilding the house behind the original façade and it was while they were demolishing the interior, they found the bomb under the floorboards. Considering that it would have crashed through the roof and two sets of floorboards it is extraordinary that they didn't bother to find the bomb that did the damage before boarding it over.



## HOW TO SELL PRE-BREXIT

### DAILY TELEGRAPH

*The only way you can sell your house pre-Brexit is by choosing the right agent, who has the ability to affect a buyer's perception of value, and of course being realistic with your price. However, dropping the price doesn't automatically guarantee a sale.*

If a price reduction is announced to the market by an inexperienced or inept estate agent it can be seen by buyers, not so much as an opportunity, but as a confirmation in their belief that prices are still falling, and if they wait longer, they will get it for even less.

The great majority of buyers are creatures of the herd. The internet

is awash with advice not to follow this limiting behaviour however doing so makes the individual feel safe, especially at dinner parties.

The market's approval of your investments is an expensing thing. After all, by the time everyone agrees, the opportunity has usually been bought by a braver investor. Or as Warren Buffet famously said, "I will tell you how to become rich. Close the doors. Be fearful when others are greedy. Be greedy when others are fearful."

Right now, the reasons for people selling cheap are the 3Ds, divorce, death, debt, or to realise money for a better opportunity. These make up a very small percentage of sellers, hence we have seen the turnover of prime central house sales fall so dramatically.

These sellers can afford to wait, it's that simple, and depending on their circumstances waiting is the right decision for them to achieve a higher price as the market will correct itself.

So, if you are waiting to buy a half-price house in Knightsbridge, Mayfair or Chelsea you might as well wait for a half-price Picasso, as the owners of both are wealthy enough not to have to sell them.

If you are not a herd follower, my advice would be to seriously consider any house you like that can be bought for the price per square foot achieved in or before 2014. Presently cash is no longer king, history shows that a prime central London house will double in value, tax free, in ten short years. Your uninvested money won't.

## What's Your Story?



If you like our cartoons and articles, and would like to know more about mews, we publish everything on our website - [www.lurotbrand.co.uk](http://www.lurotbrand.co.uk)

As well as all our Mews houses for sale and to let, you will find a hive of information about all things Mews related including back issues of Mews News, videos of many Mews streets, interviews, press articles and a comprehensive directory of London Mews streets. We are always looking for new mews stories so if you have anything mews related to contribute you can submit it by clicking on the "Share your mews story" tab. We look forward to reading and perhaps publishing them.



# WHAT TO DO WHEN THE NEIGHBOR NEXT TO YOUR RENTAL INVESTMENT STARTS A BASEMENT DIG?

*This is becoming all too common these days, especially in mews streets.*

One day you have the perfect tenant paying a good market rent and all seems well with the world however, when the diggers arrive, all bets are off, and the situation can deteriorate dramatically if the right advice is not sought immediately.

Although initially concerning we find, through adopting a calm pragmatic approach, we can invariably find a way to mitigate the impact to the landlord, being our client, and to the tenant too.

Legally speaking tenancy agreements are quite straightforward and protect the landlord to the hilt; the tenant is responsible for the contracted rent, bills, council tax etc. for the life of the tenancy, or up to the break clause, if there is one. Regardless of the surrounding activities, as long as the property remains fit for habitation, the tenant is bound by the tenancy.

The tenant can request to leave early, via a tenant replacement agreement. However, if there is a shortfall in the rent, and

with a blight there probably will be, the outgoing tenant will be obliged to top it up to the contracted level for the life of the tenancy. The landlord is not obliged to accept offers based solely on the level of rent offered and cannot be pressurised by them to do so. The terms of the offer, the references and the covenant of the tenant are as equally important.

Holding a tenant to the contract is the correct course of action but it may not necessarily be the wisest as you will be stuck with an angry and vengeful tenant living in your house. We have seen tenants attempt to litigate themselves out of their contractual commitments using untruths and unfounded accusations. Although these cases usually fail, they are costly in both time and stress, so it is very often better to seek a compromise.

Because of the Considerate Builder Scheme, basements affect a relatively small percentage of tenants as they are usually at work during the permitted building hours, 8:00 to 18:00 weekdays, 8:30 to 13:00 on Saturdays and noisy works, like demolition, piling and earthworks, are limited to weekdays only.

If your tenants are a young family, perhaps with a new born, it is a very different scenario where you may feel morally obliged to share the inconvenience of an unforeseen, and blameless, situation like this.

It's a long shot but if you have lost all or part of your rent it may be worth calling a meeting with the guilty neighbour to ask whether they would help with the losses they have caused you. After all, if they intend to move in next door to you, it would be churlish not to agree something.

Some landlords have opted to protect the term of the tenancy by refusing to grant party wall awards, without the builder lodging a huge deposit in escrow, to cover any loss or damage caused by the works. They are negotiated through the courts as delaying tactics as these things are usually indemnified against in the builder's insurance policy anyway.

Of course, do be savvy with your investment but remember; one day you may want to carry out works yourself and you really do not want to be the recipient of a similar 'dish served cold.'

There are no pan-solutions for these situations as there are too many factors specific to each scenario.

For instance, standing on the contract of a tenancy with a long time left to run, as described above, is the correct financial decision. However, if there are just a few months left it would make far better financial sense to negotiate another long-term agreement with the current tenant with a reduced rent for the duration of the works. This way they will cover the bills and, because properties next to active basement digs are painfully difficult to let, you will avoid a long and expensive void period.

## **What happens if planning had been obtained before you let it?**

The above examples have been when planning permission has been acquired after the tenants moved in so it would have been unforeseeable. It is a different matter if planning permission has been granted before and it can be proven that either or both, the agent and landlord knew.

The Consumer Protection from Unfair Trading Regulations (CPR) replaced the Property Mis-description Act and gives tenants the same rights as buyers. If the tenant discovers the landlord or agent had failed to disclose something that was not visible, they will have a legal reason to terminate the tenancy during a fixed term but won't have a legal reason for non-payment of the rent. This change is about tangible issues which the tenant could not have known unless told

and which has a demonstrable impact on the quiet enjoyment of the property.

Granted planning permissions advertised on planning portals are in the public domain, so letting agents are not required to trawl through planning websites before marketing, but they must disclose any relevant detractors known.

Owners/landlords are sent copies of any relevant applications from the planning department and should inform their agents of adjacent neighbours about to start work for disclosure to future tenants. Obviously, there is no obligation to disclose withdrawn or declined planning decisions and, as landlords usually live at a different address, it is not uncommon for the them to not receive notices. However, if they do receive notices, they should inform their agent. If they don't then they will become solely responsible for the tenant's claim.

It must also be remembered that not all planning permissions are used, they expire after 3 years but can be extended for longer. So just because a property has planning it may not be built for many years, if ever.

After all, the Battersea Power Station development was scheduled to be developed and sold by 1996. So, on discovery it would be wise to contact the neighbour to get their intended timescale, it may have no impact on the property during the proposed length of the tenancy.

Omitting anything that could potentially be deemed as material information to any prospective tenant breaches Paragraph 4f of the TPO Code of Practice and will constitute a misleading omission under the CPR. Failure to comply with the CPR guidelines attracts large fines for both the landlord and potentially the agents so we take these matters very seriously. When it is discovered that planning has been granted, during the time between tenants, the details and potential start dates for the works must be ascertained before marketing.

## **And finally, is it relevant?**

This raises the question of relevance. A basement dig under the adjacent house needs to be disclosed but does one, two or three doors down need to be? Was it necessary to disclose the building of Cross Rail to every tenant considering properties along the route? In central London, almost every street has some kind of building works taking place, or soon will have. Building works are an inherent part of London life which is taken into consideration by the courts when ruling on these types of cases.

Similar to buying, there is always a degree of caveat emptor, so it is surprising how little due diligence tenants carry out before signing long tenancies. It takes minutes to check the planning portal to see what's been granted in the street. It would save a great deal of trouble if they did.





W2

**LEINSTER MEWS****£6,000,000**

On entering this exceptional and 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. This property has undergone a full refurbishment. An excellent example of how versatile a mews house can be.

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

Sales +44 (0)20 7590 9955



SW7

**STANHOPE MEWS EAST****£4,950,000**

Refurbished with a meticulous eye for detail, this is a truly exceptional freehold mews house boasting one of the most luxurious interiors ever seen in a mews. With generous proportions in all the rooms, this property is set up for entertaining and enjoying. One of the Highlights of this property is the roof terrace with an open firelit seating area, BBQ and Jacuzzi.

Freehold, 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Roof Terrace, Resident Parking, Very Good decoration.

Sales +44 (0)20 7590 9955





SW7

### ELVASTON MEWS **£4,750,000**

An immaculately presented mews with a top of the range, five-car garage, two lovely terraces, generous open-plan kitchen, dining and reception room and very spacious two double bedrooms with two further bathrooms, one being the master en suite. 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.

Freehold, 2 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Roof Terrace, Balcony, Resident Parking, Garage, Double Garage, Very Good decoration.



SW7

### QUEENSBERRY MEWS WEST **£4,000,000**

A two story circa 2000sqft, 3-bedroom, 3-bathroom mews in the heart of South Kensington. With a contemporary interior finished to the highest standard. Cathedral ceilings in the living area upstairs are a fantastic feature highlighted by excellent lighting design. Also features a terrace and a generous garage.

Freehold, 3 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Roof Terrace, Resident Parking, Garage, Very Good decoration.



SW7

### ONSLOW MEWS WEST **£4,000,000**

A cracking example of what an Onslow Mews West property can become with the addition of a fantastic basement extension finished to the highest standards. This three or four-bedroom mews has the benefit of garage parking, air conditioning and a lovely roof terrace.

Freehold, 4 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Roof Terrace, Resident Parking, Garage, Very Good decoration.



SW7

### QUEENS GATE MEWS **£3,700,000**

Basement Dig is complete and all necessary planning approvals have been obtained. This property is ready for its owner to fit out in exactly the way they wish. A blank canvas ready to become one of Kensington's best mews in arguably the ideal position on one of the most picturesque mews in the area.

Freehold, 4 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Development or Investment Opportunity, Resident Parking, Garage, Unmodernised decoration, Good decoration.







W2

## RADNOR MEWS

**£3,500,000**

An incredibly spacious four-storey house that benefits from a triple aspect making it far brighter than one may expect from a mews property. Being located on the popular Hyde Park Estate it would make a great Central London home for families or urban professionals alike.  
Freehold, 4 Bedrooms, 2 Reception Rooms, 4 Bathrooms, Garage, Very Good decoration.

Sales +44 (0)20 7590 9955



## £3,250,000 RUTLAND GATE MEWS

SW7

On the market for the first time in 20 years, this sought-after and exclusive address is one of the best in Super Prime Central London. Boasting three bedrooms, ample entertaining space and a generous garage, this mews has everything most would desire, while being less than two minute's stroll from London's Hyde Park.

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



## £3,200,000 ST. LUKES MEWS

W11

This wonderful three-bedroom house with a large roof terrace which soaks up the sun all day long. This mews is in good condition for those looking to move in straight away, but equally has bags of potential for those looking to make a mews their own.

Freehold, 3 Bedrooms, 1 Reception Room, 2 Bathrooms, Development Opportunity, Roof Terrace, Garage, Fair decoration.



## £3,200,000 OVINGTON MEWS

SW3

A rare opportunity to buy two Freehold Mews' adjacent to one another. Subject to the usual planning consents, there is potential to join the two together which would create a Mews house of approximately 1,600 Sq Ft with outside space on a quiet Mews in Knightsbridge.

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



## £3,000,000 HYDE PARK GARDENS MEWS

W2

A spacious three-storey house that is perfectly suited to family living comprising; a spacious reception room and well-proportioned bedrooms. You are even treated to the nostalgic sound of the horses hooves on the cobbles as they pass through from the nearby stables en-route to Hyde Park!

Freehold, 3 Bedrooms, 1 Reception Room, 2 Bathrooms, Garage, Town/City, Fair decoration.

Sales +44 (0)20 7590 9955





**£3,000,000**  
**ST. STEPHENS MEWS**

W2

This four-bedroom, immaculately presented Mews is defined by how unique it is. Like a Tardis the property provides so much more than the first impression would give away. The layout, the size, the westerly views, the abundance of natural light, the garden and overall character of this Mews means it's perfect for a buyer who needs everything one could hope for in a Notting Hill Pad.

Freehold, 4 Bedrooms, 2 Reception Rooms, Garden, Garage, Good decoration.



**£3,000,000**  
**QUEEN'S GATE PLACE MEWS**

SW7

This property comes with planning permission granted for a full basement. Alternatively this could easily be used, as it is currently, as a comfortable three/four bedroom family home within a short walk from the internationally renowned Lycee School as well as the exclusive shops, bars and eateries of both South Kensington and neighbouring Knightsbridge.

Freehold, 4 Bedrooms, 1 to 2 Reception Rooms, 3 Bathrooms, End of Terrace, Resident Parking, Garage, Fair decoration.



**£2,999,995**  
**GARDEN MEWS**

W2

This sweet house nestled in this very private location has recently undergone a full refurbishment and is now presented in excellent condition, whilst still maintaining the charm of the original house. Comes with two roof terraces as well as a secure integrated garage for complete convenience.

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

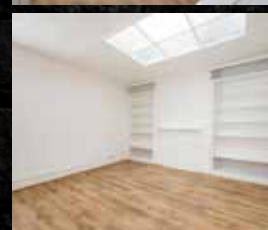


**£2,900,000**  
**PRINCES MEWS**

W2

A contemporary Mews which uses its skylight, stairwell and open space to get light and air throughout the house. The master suite, living room and kitchen are each dedicated a whole floor with another floor for two bedrooms a bathroom and storage. The house has underfloor heating, built-in speakers, Danish wood flooring, a German manufactured kitchen, high-tech appliances and security as well as intelligent lighting and air conditioning.

Freehold, 3 Bedrooms, 1 Reception Room, 2 Bathrooms, Basement, Ground Floor, First Floor, Upper Floor, Resident Parking, Good decoration.



W2

**LANCASTER MEWS** **£2,800,000**

An unmodernised development opportunity with potential to extend both up and down, subject to planning. The property currently offers 1,556 Sq Ft split over two floors, while comprising; two, separate living spaces and a large four-car garage. This property would obviously make a fantastic house as it stands with renovation. However, fully extended (STPP) it would even be capable of becoming two mews houses!

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



WIG

**DUNSTABLE MEWS** **£2,750,000**

A stunning and completely renovated Marylebone Village Mews. This property has been meticulously refurbished and boasts beautiful lighting design which brilliantly highlights the fantastic proportions of this two-bedroom, two-bathroom mews. In addition, the property has added benefit of a lease on two-connecting garages that are Circa £5,200/year each.

Leasehold 119 years 9 months, 2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Balcony, Garage, Very Good decoration.







W11

### ADDISON PLACE

**£2,750,000**

A contemporary mews house spread over three floors, all above ground on the delightful Addison Place, W11, a highly sought-after location in Holland Park. With a beautiful south-facing patio, air conditioning in the principle rooms, under-floor heating in the bathrooms and plenty of interesting features, this property has been remodelled throughout making it a perfect pied a terre or two-bedroom mews.

Freehold, 1 to 2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Patio, Resident Parking, Garage, Very Good decoration.



W11

### COLVILLE MEWS

**£2,750,000**

Carefully redeveloped with great experience in mews. This immaculate mews house shows superior attention to detail. It has three double bedrooms all with en suite bedrooms, top of the range media room, a dual aspect kitchen and dining room under a double height ceiling with skylights and a formal sitting area above. They have also created a guest WC, pantry and utility room.

Freehold, 3 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Basement, Ground Floor, First Floor, Upper Floor, Resident Parking, Mews Parking, Very Good decoration.



SW10

### £2,750,000 COLEHERNE MEWS

A fantastic four-bedroom mews house with a beautiful and impressive first-floor, open-plan kitchen, dining and reception room. The property benefits from lots of lateral space, plenty of natural light and has been recently renovated to a high degree, making it perfect for anyone looking to move straight in.

Freehold, 4 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Resident Parking, Garage, Very Good decoration.



SW7

### £2,550,000 BARNABY PLACE

Perhaps the ultimate London pied à terre this superb, interior designed, artist's-style house with west-facing patio garden.

Once in use as the wine vaults for the world famous Christies auction house, this mews property is the perfect blend of contemporary style and quirky individual appeal.

Reception with double height ceilings, kitchen with dining area, second reception, master bedroom with en-suite double shower room and dressing area, guest double bedroom, bathroom, mezzanine study area, 24-hour security.

2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Garden, Patio, Resident Parking, Good decoration.



SW10

### £2,500,000 HOB MEWS

As the Mews specialist we are delighted to offer a new mews address to the Royal Borough of Kensington and Chelsea.

Staying true to the definition of a mews, Hob Mews offers the privacy and tranquillity typically found only in these cobbled streets but with all of the advantages of modern building controls and cutting edge technologies. This property comes with its own secure, underground parking and has been designed to ensure it has a well-proportioned, light and airy feel.

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



W9

### £2,500,000 PINDOCK MEWS

Beautifully derelict and crying out for a new lease of life, the history of this house is laid out bare in every nook and cranny and can be read like the pages of a book. Now in need of full renovation and well positioned within a charming mews, this freehold house could be converted into a dream home over three or even four floors and in the region of 2,700 Sq Ft (subject to the usual planning consents).

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





W2

## PRINCES MEWS **£2,250,000 - £2,900,000**

A whole street for sale with three, three-bedroom mews houses! All newly developed, three-bedroom mews houses in one of Notting Hill's best mews. Designed by award winning architect Neil Tomlinson, the houses all have two floors of living space with great proportions, ceiling heights and use of light. Freehold, 3 Bedrooms, 1/2 Reception Room, 2 Bathrooms, Very Good decoration.

Sales +44 (0)20 7590 9955



W11

## POTTERY LANE

**£2,550,000**

A beautifully light and spacious freehold on one of the most characterful mews' of Holland Park. Recently refurbished, this property boasts both character and contemporary living in one of London's most peaceful and sought after pockets. Recently remodelled, this property benefits from excellent use of space and has been granted planning permission for a roof terrace should outside space be a criteria you are looking for. Freehold, 3 Bedrooms, 2 Reception Rooms, 3 Bathrooms, Roof Terrace, Garage, Very Good decoration.

Sales +44 (0)20 7590 9955





SW7

## CORNWALL MEWS SOUTH

**£2,500,000**

A double-fronted mews house with planning permission granted for a full renovation and full footprint roof terrace in place. Which, makes this property perfect for a complete transformation fit for the modern age. The street itself has plenty of precedent set for basement excavation also. For the current planning permission please use the following reference number: PP/I8/O3382  
Freehold, 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Development Opportunity, Roof Terrace, Resident Parking, Garage.

Sales +44 (0)20 7590 9955



SW10

## ADRIAN MEWS

**£2,000,000**

Tucked away on one of London's most tranquil and discreet mews streets this characterful property spread over two floors comprises; three bedrooms, ample living accommodation, separate kitchen and a private parking space. This house is ripe for a buyer with a keen eye for design and could benefit from works throughout.  
Freehold, 3 Bedrooms, 1 Reception Room, 3 Bathrooms, Off Street Parking, Good decoration.

Sales +44 (0)20 7590 9955

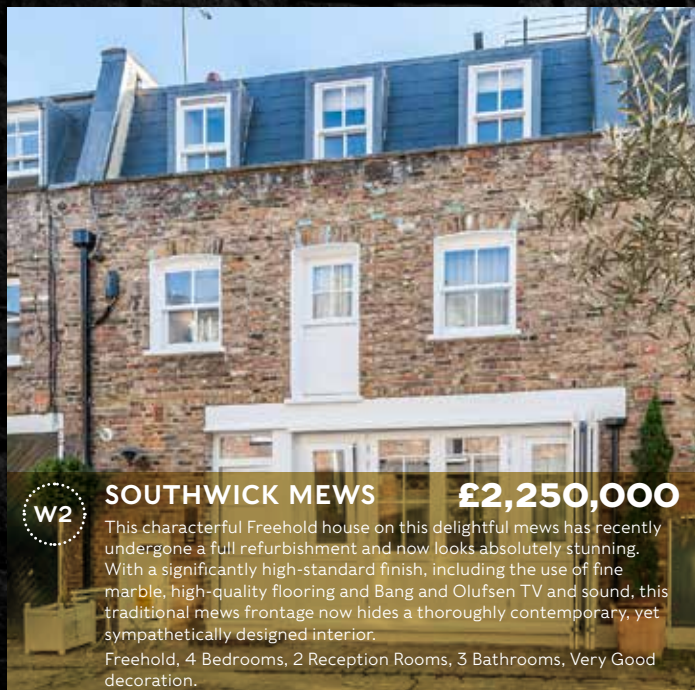




**SWS** **SPEAR MEWS** **£2,100,000**

Beautifully presented, on a quintessential mews street and with fantastic natural light from both front and back aspects, this 3/4 Bedroom mews provides a lovely quality not often seen in this area or at this value. A stand out attribute is the south-facing terrace off the living space on the top floor.

Freehold, 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Roof Terrace, Resident Parking, 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 finish, including the use of fine marble, high-quality flooring 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, Very Good decoration.

Sales +44 (0)20 7590 9955



**W2** **VICTORIA GROVE MEWS** **£2,150,000**

This house is currently 1,300 Sq Ft over two floors and comes with approved planning permission for a basement that would take it to approx. 1,800 Sq Ft. There are two bedrooms both with en suite bathrooms and a huge third bedroom currently used as an epic first-floor living room. Four windows across the house is wider than most mews of its size and it also has a large garage.

Freehold, 2 to 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Resident Parking, Garage, Good decoration.



**W14** **RUSSELL GARDENS MEWS** **£2,000,000**

Circa 1,800 Sq Ft mews on this very pretty street. Currently arranged as two separate apartments with a shared entrance hall and a separate garage. This mews is ready to be redeveloped or just renovated to become a fantastic rental investment or home. The street is populated with incredibly striking mews developments and examples can be provided when viewing.

Freehold, 5 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Development Opportunity, Roof Terrace, Resident Parking, Garage, Unmodernised decoration.

Sales +44 (0)20 7590 9955





SW7

### ENSOR MEWS

**£2,000,000**

A brand new, beautifully-designed, top of the range, two-bedroom mews in this highly sought-after South Kensington street. This house has been finished to exacting standards and is presented in exceptional condition. Incredibly quiet, beautifully finished and perfectly formed. Freehold, 2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Resident Parking, Very Good decoration.



W8

### SHAFTESBURY MEWS **£2,000,000**

New to the market for the first time in almost 40 years. This is a rare opportunity to purchase a lovely Kensington Family home, on a private mews, off Stratford Road. In need of cosmetic modernisation, this house benefits from multiple outside areas, a very tranquil setting, garage parking and an open outlook down the mews.

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



W14

### NAPIER PLACE

**£2,000,000**

A four double bedroom Mews, that has been well looked-after and is laid out to make this feel like a much bigger property than its square footage may lead you to believe. Enjoying the end of the mews location gives this property a unique advantage over the rest in the mews, due to it being at its widest and quietest part. Ready to move straight into, this is a beautiful proposition to the market.

Freehold, 4 Bedrooms, 1 Reception Room, 2 to 3 Bathrooms, Patio, Resident Parking, Very Good decoration.



W11

### ANSLEIGH PLACE

**£1,750,000**

An amazing and expressive house hidden away in a cul-de-sac street behind the most charming pocket of Notting Hill. Once a location for the 1987 film 'Withnail & I,' the property has fabulous ground-floor entertaining space, a generous master suite, two further bedrooms and access to a large usable roof terrace.

Freehold, 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms, End of Terrace, Good decoration.







**W11 HEAD'S MEWS £1,750,000**

A private, gravelled mews in the heart of Notting Hill, this property has the unusual benefit of a lovely south-facing garden off the conservatory. With accommodation flexible to include up to three-bedrooms this house is the perfect pied-a-terre for those looking to be in such a desirable location. It also has a private parking space. Freehold, 3 Bedrooms, 1 Reception Room, 2 Bathrooms, Garden, Resident Parking, Mews Parking, Good decoration.



**SW7 CORNWALL GARDENS £1,685,000**

This is a beautiful example of a first floor, two double bedroom apartment on the highly desirable Cornwall Gardens. With access to the square and the ceiling heights typical for this address there is no wonder these properties are considered some of the best around Hyde Park. Share of Freehold 89 years 6 months, 2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Flat, First Floor, Balcony, Good decoration.

Sales +44 (0)20 7590 9955



**SW3 OVINGTON MEWS £1,600,000**

A perfect little Knightsbridge Mews House with two double bedrooms and two ensuite bathrooms. The whole of the first floor is set up as living space with a terrace. The kitchen/dining is on the ground floor and the house faces West with a view out of the Mews up to Ovington Gardens. Freehold, 2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Ground Floor, First Floor, Roof Terrace, Resident Parking, Good decoration.

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W2

## RAINSFORD STREET

**£1,550,000**

Three beautiful, newly-built and well-proportioned, three-bedroom mews houses for sale on this private street in Paddington. Developed as three separate houses, the properties have been meticulously finished and designed maximising the space and light in each room. In addition to this, the properties benefit from free parking outside.

Freehold, 3 Bedrooms, 1 Reception Room, 3 Bathrooms, Off Street Parking, Very Good decoration.

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SW11

## HIPPODROME MEWS

**£1,500,000**

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.

Freehold, 2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Roof Terrace, Very Good decoration.

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W9

**CHIPPENHAM MEWS****£1,500,000**

Brand new three double bedroom, three-bathroom Mews house - This property has recently undergone a dramatic renovation that has brought this property up to a very high standard of finish. There is good natural light throughout and with all the room sizes being of good proportion, there are no compromises to this new layout. Incorporating the latest technologies in the kitchen and elsewhere, in combination with smart design and great workmanship, the mews is 'best in class'. Of particular note is the first-floor reception space. Freehold, 3 Bedrooms, 1 Reception Room, 3 Bathrooms, Garage, Very Good decoration.

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SW4

**EAGLE HOUSE MEWS****£1,400,000**

This three storey mews boasts a striking open-plan, double height reception with far-reaching views over gardens. Leading up to a mezzanine study that gives access to a spectacular roof terrace including Hot Tub and built-in log burning stove. Two further en suite bedrooms are found on the ground floor as well as a separate WC. The Master bedroom leading through french doors onto a lovely patio garden. Freehold, 2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Patio, Roof Terrace, Resident Parking, Off Street Parking, Good decoration.

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**£1,500,000**  
**ANCHOR MEWS**

SW12

Well-positioned at the end of a private gated mews, this spacious house with vaulted ceilings offers very lateral accommodation. With large windows at the front and rear the property, the house benefits from a wealth of natural light and views over adjacent gardens. In addition, the property has a separate private garage.  
Share of Freehold, 4 Bedrooms, 1 Reception Room, 2 Bathrooms, Garage, Fair decoration.



**£1,450,000**  
**HIDE PLACE**

SW1P

Part of a stylish modern development of terraced houses, this immaculately-presented Freehold house with an integrated garage, is ideally located on a peaceful and quiet street in Westminster. A spacious master suite with a delightful mezzanine floor allows for an abundance of natural light and feeling of space. An ideal home or pied a terre in a fantastic central London location.  
Freehold, 3 Bedrooms, 1 Reception Room, 3 Bathrooms, Terraced, Garage, Fair decoration.



**£1,400,000**  
**ST. GEORGE'S SQUARE MEWS**

SW1V

Well positioned on one of Pimlico's best cobbled mews streets, this house is set over three floors. Boasting a large light living space at the top of the property with three generous double bedrooms and a large garage.  
Freehold, 3 Bedrooms, 1 Reception Room, 2 Bathrooms, Terraced, Garage, Mews Parking, Very Good decoration.



**£1,200,000**  
**ST. MICHAEL'S STREET**

W2

A brilliantly conceived modern two-bedroom, two-bathroom house, with a beautiful vaulted reception room and large terrace leading off it. With excellent storage the house also offers an additional office and hugely convenient private parking directly outside your own front door.  
Freehold, 2 Bedrooms, 1 Reception Room, 2 Bathrooms, Patio, Off Street Parking, Good decoration.



SW1X

**BRADBROOK HOUSE** **£1,000,000**

A discreetly located first-floor property. The Grandeur and scale of this property is extraordinary in both character and charm. Like many other properties in this exclusive spot, in order to maintain the cultural diversity, the lease specifies that it is mixed use, specifically for those involved in arts and media. The lease has recently been renewed for 15 years with the Grosvenor Estate. Current ground rent is £55,000 per annum.  
Leasehold, 4 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Flat. Good decoration.



W2

**SHREWSBURY MEWS** **£975,000**

A private cobbled mews, off Chapstow Road with electric gates and CCTV. This recently updated house has been carefully looked-after and benefits from top quality mansard workmanship. It has a mews style kitchen/living room and two good bedrooms and bathrooms. The neat and clean finish leaves it ripe for buyers wanting to add their own touches and it comes with air conditioning, a generous garage and parking.  
Share of Freehold 996 years 11 months, 2 Bedrooms, 1 Reception Room, Resident Parking, Off Street Parking, Garage Parking, Very Good decoration.







NW6

## WAVEL MEWS

**£975,000**

Owners of this classic mews will be able to enjoy its indulgent roof terrace that extends to almost the full footprint of the house. Inside, the house has been recently upgraded to an impressive modern standard, making it a fantastic turn key solution.

Freehold, 2 Bedrooms, 1 Reception Room, 2 Bathrooms, Roof Terrace, Very Good decoration.

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W2

## LONDON MEWS

**£950,000**

A stylish recently redecorated two double bedroom mews house in Paddington with great storage. The house has a small garage perfect for storage or a small smart car.

Freehold, 2 Bedrooms, 1 Reception Room, Fair decoration.

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W14

**COMERAGH MEWS****£950,000**

An impeccably kept, beautifully refreshed and very generous one-bedroom mews house, in this sought-after West Kensington Mews, moments from Queens Club and the cafe culture of the surrounding areas. Freehold, 1 Bedroom, 2 Reception Rooms, 2 Bathrooms, Resident Parking, Good decoration.

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## Also available...

Wilton Mews, SW1	<b>£24,750,000</b>	6 beds
Queen's Gate Place Mews, SW7	<b>£6,450,000</b>	4 beds
Weymouth Mews, WIG	<b>£5,500,000</b>	3 beds
Cambridge Place, W8	<b>£3,950,000</b>	3 beds
Bathurst Mews, W2	<b>£3,750,000</b>	3 beds
Leinster Mews, W2	<b>£3,650,000</b>	3 beds
Lancaster Mews, W2	<b>£3,650,000</b>	3 beds
Devonshire Place Mews, WIG	<b>£3,500,000</b>	3 beds
St. Petersburg Mews, W2	<b>£3,250,000</b>	3 beds
Pottery Lane, W11	<b>£2,950,000</b>	3 beds
Eaton Mews West, SW1W	<b>£2,950,000</b>	4 beds
Chesham Mews, SW1	<b>£2,650,000</b>	3 beds
Ladbroke Terrace, W11	<b>£2,550,000</b>	3 beds
Logan Mews, W8	<b>£2,450,000</b>	4 beds
Holland Park Mews, W11	<b>£2,399,999</b>	2 beds
Holland Park Mews, W11	<b>£2,300,000</b>	2 beds
St. Lukes Mews, W11	<b>£2,250,000</b>	2 beds
Clifton Hill, NW8	<b>£2,250,000</b>	3 beds
Whittlebury Mews East, NW1	<b>£2,100,000</b>	3 beds
Ladbroke Walk, W11	<b>£2,000,000</b>	3 beds
Stanhope Mews East, SW7	<b>£1,750,000</b>	2 beds
Cresswell Place, SW10	<b>£1,750,000</b>	2 beds
Grosvenor Gardens Mews North, SW1W	<b>£1,595,000</b>	3 beds
Gloucester Place Mews, W1U	<b>£1,550,000</b>	3 beds
Stanhope Mews South, SW7	<b>£1,225,000</b>	1 beds
Kings Terrace, NW1	<b>£1,175,000</b>	5 beds
St Pauls Mews, NW1	<b>£1,100,000</b>	3 beds
Ruston Mews, W11	<b>£975,000</b>	3 beds
Gloucester Mews, W2	<b>£695,000</b>	2 beds
Watson Mews, W1H	<b>£675,000</b>	1 beds
Cumberland Terrace Mews, NW1	<b>£495,000</b>	1 beds
Barnard Mews, SW11	<b>£450,000</b>	1 beds

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W2

**RADNOR MEWS****£1,850** Per Week

An incredibly spacious, four-storey house benefitting from a triple aspect that makes it far brighter than one may expect from a mews property. This superb mews house has just been completely refurbished to an exacting standard throughout. The property comprises; a raised-ground floor reception with open-plan kitchen, separate utility room, lower ground floor guest bedroom and bathroom, two double bedrooms with en-suite bathrooms on the first floor with a sumptuous master bedroom suite occupying the new top floor of the property. 4 Bedrooms, 1 Reception Room, 4 Bathrooms, Basement, Ground Floor, First Floor, Upper Floor, Garage, Unfurnished.



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SW7

**QUEENSBERRY MEWS WEST****£1,775** Per Week

A two story, circa 2,000 sq ft, three-bedroom, three-bathroom mews in the heart of South Kensington. With a contemporary interior, finished to the highest standard the spacious open-plan living room and kitchen have underfloor heating throughout, while the cathedral ceilings in the living area upstairs are a fantastic feature, highlighted by excellent lighting design. This is a perfectly balanced three-bedroom mews house and it even features a terrace and a generous garage.

3 Bedrooms, 1 Reception Room, 4 Bathrooms, Roof Terrace, Resident Parking, Garage, Unfurnished.



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**W8** **CAMPDEN HOUSE CLOSE** **£1,660** Per Week  
A charming, large, four-bedroom house located in the heart of Kensington in a quiet and secluded cul-de-sac. The property comprises; a large living area, separate dining and eat-in kitchen, four bedrooms, three with en-suite bathrooms and a utility room. The house also boasts a private garage and has ample storage throughout.  
Long Let, 4 Bedrooms, 1 Reception Room, 3 Bathrooms, Garage, Unfurnished.



**SW7** **PRINCES GATE MEWS** **£1,300** Per Week  
A charming mews house enviably located on the southern terrace of this highly-desirable and pretty, cobbled Mews. Split over three levels, this functional and flexible space consists of three double bedrooms, all en-suite, a galley style kitchen with marble work tops and for the grand finale a gorgeous and quaint roof terrace off one of the two reception rooms - a real sun-trap with stunning views down Princes Gate Mews.  
4 Bedrooms, 2 Reception Rooms, 4 Bathrooms, Roof Terrace, Garage, Part Furnished, Unfurnished.



**W2** **ST. STEPHENS MEWS** **£1,650** Per Week  
This four-bedroom, immaculately-presented Mews is defined by how unique it is. Like a Tardis, the property provides so much more than the first impression would give away. The layout, the size, the westerly views, the abundance of natural light, the garden and overall character of this Mews means it's perfect for a buyer who needs everything one could hope for in a Notting Hill Pad.  
4 Bedrooms, 2 Reception Rooms, House, Mews, Garden, Period, Modern, New, Garage, Unfurnished.





## THE LATEST MEWS PROPERTIES TO LET



W2

### SOUTHWICK MEWS

£1,250 Per Week

This superb house available in this delightful mews has recently undergone a full refurbishment and now looks absolutely stunning. With a significantly high-standard 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.

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



SW7

### PETERSHAM PLACE

£1,195 Per Week

Super contemporary mews house with exposed brick work, balcony and feature fish tank! Petersham Place is at the pinnacle of desirable mews streets in South Kensington within easy access to all the cultural recreations, transport links and shopping destinations that this renowned and popular area of London has to offer.

Long Let, 3 Bedrooms, 1 Reception Room, 2 Bathrooms, Balcony, Garage, Unfurnished.

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## THE LATEST MEWS PROPERTIES TO LET



### £1,150 Per Week ARCHERY CLOSE

W2

A lovely four-bedroom Mews house, located in the heart of the prestigious Connaught Village. The house offers a generously-sized, fully-equipped, eat-in kitchen with glass roof to provide an abundance of natural light throughout. The quaint mews house offers a good-sized living space, three double bedrooms, ample storage throughout and three modern bathrooms.

Long Let, 3 to 4 Bedrooms, 1 Reception Room, 3 Bathrooms, Furnished, Unfurnished.



### £1,100 Per Week COLEHERNE MEWS

SW10

A charming, newly refurbished, three-bedroom mews house located just moments from the trendy bars and restaurants on the Old Brompton Road. The property boasts a good-sized kitchen, fully-fitted with brand new appliances throughout, three double bedrooms with fitted wardrobes and two large bathrooms.

Long Let, 3 Bedrooms, 2 Bathrooms, Unfurnished.



### £1,100 Per Week QUEENS MEWS

W2

This contemporary south-facing house has been recently refurbished throughout. This house would make an excellent family home thanks to its convenient location a few minutes' walk away from Hyde Park and Kensington Gardens.

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



### £1,025 Per Week LEINSTER MEWS

W2

A wonderfully presented four-bedroom, three-storey house in a beautiful mews street. The property is flooded with natural light in the well-proportioned rooms and benefits from a sizable garage in addition to the generous living space.

Leinster Mews is perfectly situated for the leafy tranquility of Kensington Palace Gardens and the excellent transport links of Queensway, Bayswater and Paddington.

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

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WIG

**CLARKES MEWS****£1,150** Per Week

A charming three-bedroom house located in the charming Clarkes mews, situated in the heart of Marylebone. The property is neutrally decorated throughout boasting three double bedrooms, family bathroom, a very bright open-plan kitchen living and a garage. The house offers lots of storage space and is conveniently located within walking distance to Baker street and Regents Park Tube stations.

Long Let, 3 Bedrooms, 1 Reception Room, 1 Bathroom, Garage, Unfurnished.



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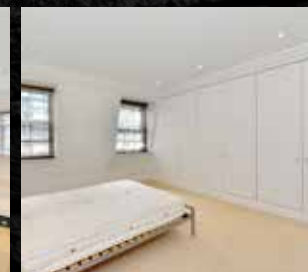


W2

**EASTBOURNE MEWS****£900** Per Week

A newly-refurbished, two-bedroom mews house located just moments from Paddington station. The house is split across three floors and offers a large kitchen/dining area on the ground floor, a generous sized living area with an abundance of natural light and has two double bedrooms and two modern bathrooms with ample storage. The house also benefits from a large garage.

Long Let, 2 Bedrooms, 1 Reception Room, 2 Bathrooms, Garage.



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## MONTAGU MEWS NORTH

**£950** Per Week

A quaint mews house located in the heart of Marylebone. The house is spread across three floors and offers a large eat-in kitchen, separate utility room, a bright generous living area and three double bedrooms. The house also benefits from a garage, a small balcony and lots of natural light. Quite possibly the perfect Marylebone mews house.

Long Let, 3 Bedrooms, 1 Reception Room, 2 Bathrooms, Garage, Furnished, Part Furnished.



## ELVASTON MEWS

**£995** Per Week

A modern and unusual mews property over one level offering 1,735 sq ft of lateral space! This apartment has been thoughtfully renovated to provide a large reception space with high ceilings and wooden floors. Special mention must be made of the octagonal glass roof allowing light to flow throughout the property.

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



## QUEENSDALE ROAD

**£950** Per Week

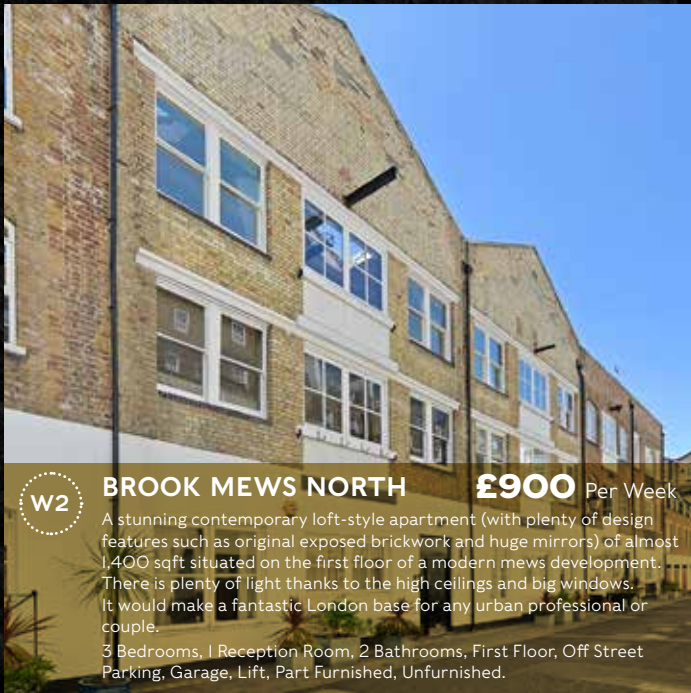
A three double bedroom house located in the heart of Holland Park. This spacious house is split across three floors, the ground floor offers a fully-fitted kitchen and large bright living area with doors to a spacious garden and large shed at the bottom of the garden, equipped with heating and electricity. The first floor boasts a good-sized master bedroom, two bathrooms and a terrace. The second floor has another two double bedrooms and an abundance of storage.

Long Let, 3 Bedrooms, 1 Reception Room, 2 Bathrooms, Garden, Roof Terrace, Unfurnished.





## THE LATEST MEWS PROPERTIES TO LET



W2

### BROOK MEWS NORTH

£900 Per Week

A stunning contemporary loft-style apartment (with plenty of design features such as original exposed brickwork and huge mirrors) of almost 1,400 sqft situated on the first floor of a modern mews development. There is plenty of light thanks to the high ceilings and big windows. It would make a fantastic London base for any urban professional or couple.

3 Bedrooms, 1 Reception Room, 2 Bathrooms, First Floor, Off Street Parking, Garage, Lift, Part Furnished, Unfurnished.



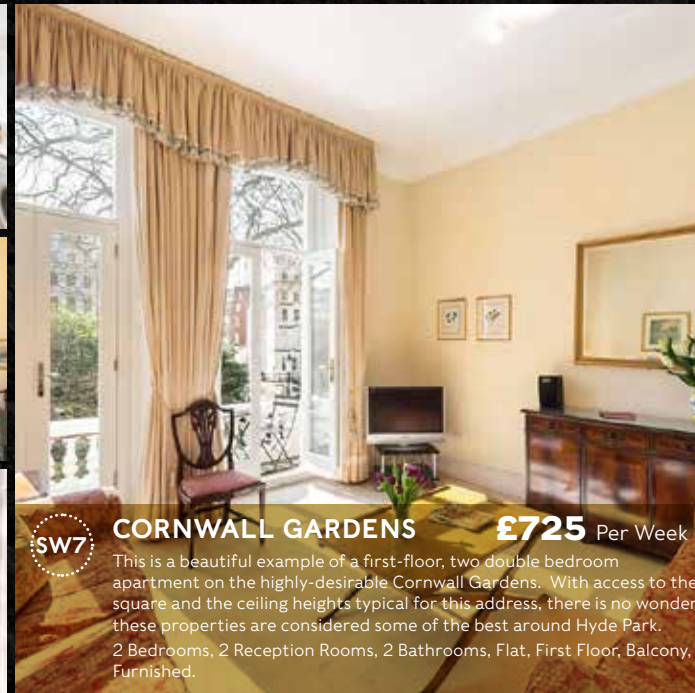
W2

### GLOUCESTER MEWS

£850 Per Week

Spacious and attractive mews house in pretty cobbled mews street. The property provides excellent storage and flexible accommodation for families and couples alike.

Long Let, 3 Bedrooms, 1 Reception Room, 3 Bathrooms, Roof Terrace, Garage, Unfurnished.



SW7

### CORNWALL GARDENS

£725 Per Week

This is a beautiful example of a first-floor, two double bedroom apartment on the highly-desirable Cornwall Gardens. With access to the square and the ceiling heights typical for this address, there is no wonder these properties are considered some of the best around Hyde Park.

2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, Flat, First Floor, Balcony, Furnished.



W2

### LONDON MEWS

£595 Per Week

A stylish and recently redecorated two double bedroom mews house within a minutes' walk from Paddington station. Boasting impressive storage as well as a small garage which is perfect for storage or a small smart car.

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





**SOUTH KENSINGTON**  
4-5 Kynance Place SW7 4QS



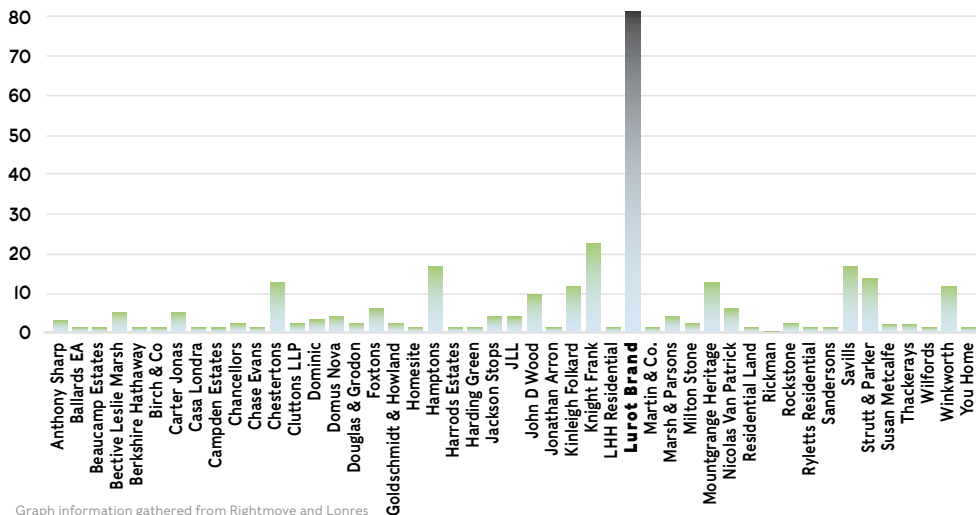
**HYDE PARK**  
37 - 41 Sussex Place W2 2TH



**NOTTING HILL**  
8 Ladbroke Grove W11 3BG

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



Graph information gathered from Rightmove and Lonsres

## MEET THE TEAM



Ugne Krymcevaite  
Office Manager



Tiburcio Sanz  
Property Manager



Marlon Lloyd Malcolm  
Head of Sales



Antoine Lurot  
Chairman



James Robinson  
General Manager



Melissa Stevenson  
Company Secretary



Deborah Battsek  
PR Consultant



Robert Silverton  
Accounts



Charlotte Embley  
Sales Negotiator



Charles Hamshar  
Sales Negotiator



Julia Arwas  
Lettings Renewals



Mollie Crowley  
Senior Lettings Negotiator



Sophie Radcliffe  
Lettings Negotiator



Rebecca Head  
Letting Negotiator

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