

MEWS NEWS

WINTER 2019



Produced by

LUROT BRAND

EST 1971





CENTRAL LONDON MEWS SPECIALISTS EXPAND INTO NORTH LONDON

Since 1971 Lurot Brand has been London's only estate agent specialising in mews houses and hidden gems and as such we have been successfully selling, letting, managing and refurbishing them across the most prime areas of London.

Those who know us in the NW postcodes have been enjoying our exceptional services for decades, so much so that we feel it is the right time to add a fourth to our three established offices located in **The Hyde Park Estate, Notting Hill and South Kensington.**

Noah Pearlman has been commissioned to consolidate Lurot Brand's position as London's most successful mews agent by heading up our new North West office hub in Baynes Mews located in the heart of Belsize Village, NW3.

Noah, a true north London resident, has over 10 years of local property knowledge working in Belsize Park, Hampstead and Camden. He has a wealth of experience across all estate agency disciplines and has a passion for design, architecture and of course mews properties.

For 48 years we have sold and let considerably more Mews houses than any other estate agency and hold an

unrivalled database of mews collectors and enthusiasts, from all over the world.

Our specialism includes Sales, Lettings, property management, and development with design and build refurbishment services.

We are the go-to agency for all things mews so, if you would like to hear more, do please call Noah to discuss your requirements.

KEY SERVICES:

- MEWS APPRAISALS
- SALES & LETTINGS
- PROPERTY MANAGEMENT
- PROPERTY DEVELOPMENT



LUROT BRAND HYDE PARK HAVE JUST WON THE BRITISH PROPERTY AWARD FOR W2

Their team performed outstandingly throughout the extensive judging period, which focused on customer service levels.

Lurot Brand Hyde Park have now been shortlisted for a number of national awards which will be announced later in the year.

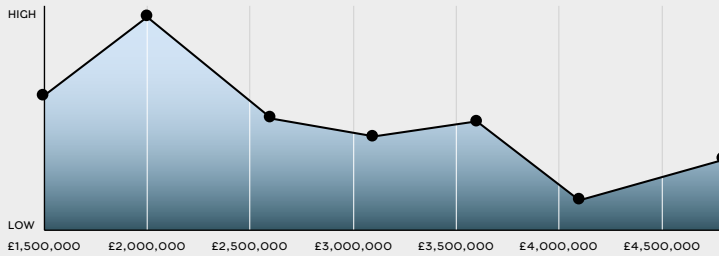
The British Property Awards provide agents throughout the UK with an invaluable opportunity to compare the service that they provide against the

service provided by their local, regional and national competition.

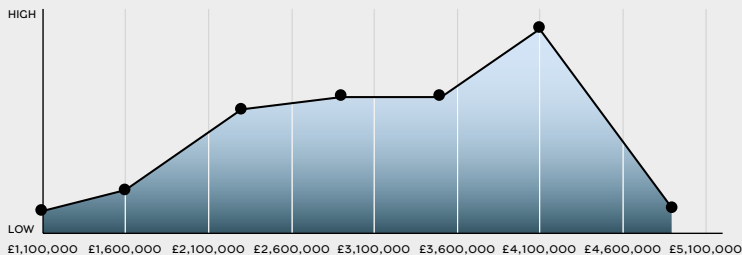
Agents who go that extra mile and provide outstanding levels of customer service are rewarded with our accolade, which acts as a beacon to highlight these attributes to their local marketplace.



VOLUME OF BUYERS SEARCHING ON RIGHTMOVE IN W11



VOLUME OF BUYERS SEARCHING ON RIGHTMOVE IN SW7



HUGE SPIKE IN BUYERS LOOKING FOR HOUSES BETWEEN £2,000,000 AND £4,000,000

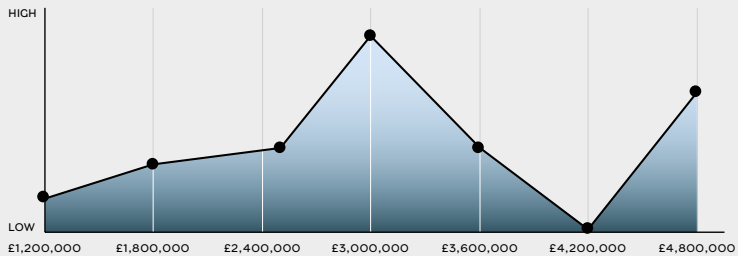
This is encouraging as, since 2016, this has been the price range with the highest drop in transactions and the most fall throughs.

The industry's long-term average for agreed sales falling through is 33%. Given that we specialise in selling Central London Mews houses our fall through rate is considerably better than this because our customers are usually chain free and our buyers rarely require mortgages.

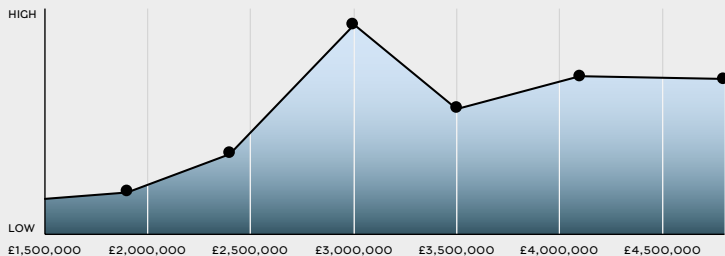
However, since 2016, the fall through rates for house sales in excess of £2,000,000 has been rising.

So far this year, we have maintained a fall through rate of just 24% which, given the political uncertainty is very good. However, when looking at where the

VOLUME OF BUYERS SEARCHING ON RIGHTMOVE IN W2



VOLUME OF BUYERS SEARCHING ON RIGHTMOVE IN NW3



spread of fall throughs sits, it becomes clear that this is not a Brexit issue.

This year we have seen 55% of our £2,000,000 plus sales agreed fail to transact, whereas 91% of our sub £2,000,000 sales agreed went through without a glitch. The excuse most regularly given for withdrawing was Stamp Duty, and not just by the buyers.

This has produced a backlog of buyers and sellers waiting for the right time to transact. This is best illustrated by these graphs, published by Rightmove, showing that there is a real spike in views for terraced houses, between £2m and

£4 million, located immediately around our four offices, namely: Notting Hill, Hyde Park Estate, South Kensington and Hampstead.

This has precipitated a flurry of applicants registering with us for houses in this price range and six asking price offers agreed in a row the most recent being £3,500,000.

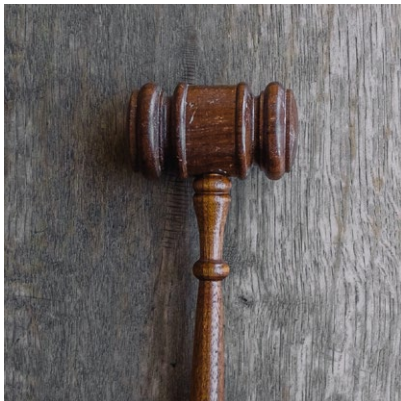
These green shoots should multiply in the Spring once the impending election banishes the uncertainty that had plagued the market for the last three years. Fingers crossed!

James Robinson
General Manager



NEW LEGISLATIONS INTRODUCED FOR LANDLORDS 2019

*Given that we at Lurot Brand Lettings co-founded **ARLA Propertymark** which is the UK's foremost professional and regulatory body with over 9,000 members, it is safe to say that we take compliance very seriously.*



As 2019 has seen many important changes in the laws and regulations for landlords we thought it would be useful to list the main ones here:

HMO LICENSING

As of October 2018, the laws for housing multiple occupants have changed quite drastically. The previous law meant only houses rented to 5 or more people, in one household with shared facilities and was at least 3 storeys high would be liable to obtain an HMO licence. As of the 1st October 2018 the 3 storeys rule has been removed. Depending on your borough, some councils have also added that you must obtain an HMO licence if renting to two or more households.

TENANT FEE BAN

As of 1st June 2019, the tenant fee ban came into play. The new law had numerous different new rules and procedures to follow from the beginning to the end of a tenancy.

A Tenants security deposit is now capped to 5 weeks rent, regardless as to whether they have a pet. If the rent for the property is over £961.54 per week (£50,000 per annum) the agent and landlord can ask for 6 weeks rent, however it is completely capped to this level.

Letting agents are no longer allowed to take more than a one week holding deposit to remove the property from the market. This has meant tenants have been able to be a little less committed than they previously were and have the potential to continue to shop around even after an offer has been accepted by a landlord, references have begun, and contracts have started to be drawn up. Since this rule has



come into play, we have endeavoured to get contracts to both parties and signed within 24 hours to minimise the risk to our landlords greatly.

The change in law has also meant that Landlords now must pay for the check in and check out as well as tenants' references. Lurot Brand have chosen to absorb the cost of references for our clients as we feel it is a necessity to know who is renting your most valuable asset.

HOMES ACT

From March 20th, the Homes Act is an amendment to the existing Landlord and Tenant Act 1985. It requires Landlords to ensure their home is hazard free and fit for human habitation. If a property breaches this legislation the landlord could be taken to court by the tenant.

ECO FRIENDLY STANDARDS

Legislation passed on 1st April 2018 requires that all new private properties for rent are required to have a minimum of an E on their Energy Performance Certificate rating scale. From 1st April 2020 all rental properties with F or G ratings will be unlawful. When discovered a rectification order will be issued and if ignored legal action with fines will follow. Fines quoted are £5000 per failure to comply.

CLIENT MONEY PROTECTION SCHEME

On 1st April the client money protection scheme came into effect, which means all private sector agents must join an approved government CMP scheme or face a fine. Agents must meet several standards set by the government to be a part of one of these schemes.

MORTGAGE INTEREST TAX RELIEF

Before 2017 landlords could deduct 100% of their mortgage payments from their rental incomes so reducing their income tax liabilities. Since then the government introduced a phasing in of reductions in the amount that can be offset against income tax under the following schedule:

- In 2017-2018, the deduction from property income was restricted to 75% of finance costs. The remaining 25% available as basic rate tax reduction
- in 2018-2019, this was changed at 50% finance costs deduction and 50% given as a basic tax reduction
- in 2019-2020, changed to 25% finance costs deduction and 75% given as a basic rate tax deduction
- from 2020-2021, all financing costs incurred by a landlord will be given as a basic rate tax deduction

All three parties have announced intentions to legislate on many aspects of housing so, regardless who is in power after 12th December, it is safe to expect more.

However daunting as this all sounds, staying compliant couldn't be easier. When you employ a good, regulated agent to let and manage your property they will not only ensure that you do not fall foul of the 150 laws, or the 400 regulations, they will also take on the responsibility of up to £150,000 of fines you would otherwise be liable for.

Please call me if you would like advice as, within my team, we have an extraordinary breadth of knowledge and experience to draw from.

Mollie Crowley
Head of Lettings

FOR SALE

W8

RADLEY MEWS

£2,250,000 -
£7,000,000

- Development opportunity with various purchasing options available
- Freehold
- 12 Bedrooms
- 8 Reception Rooms
- 8 Bathrooms
- Development/ Investment Opportunity
- Residents Parking
- Double Garage





W2
LEINSTER MEWS
 £5,500,000

- Freehold
- 4 Bedrooms
- 2 to 3 Reception Rooms

- 5 Bathrooms
- Garden
- Residents Parking
- Garage

FOR SALE

FOR SALE

SW7

STANHOPE MEWS EAST

£4,950,000

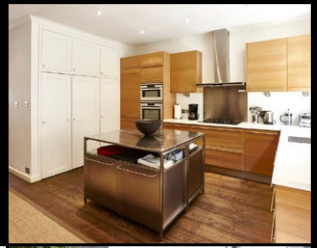
- Freehold
- 3 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- Roof Terrace
- Residents Parking



SW7 • £4,750,000

ELVASTON MEWS

Freehold • 2 Bedrooms • 2 Reception Rooms •
2 Bathrooms • Roof Terrace • Balcony •
Residents Parking • Double Garage •



SW7 • £3,450,000

QUEENS GATE MEWS

• Freehold • 4 Bedrooms • 2 Reception Rooms
• 3 Bathrooms • Development/Investment Opportunity
• Residents Parking • Garage

FOR SALE

FOR SALE

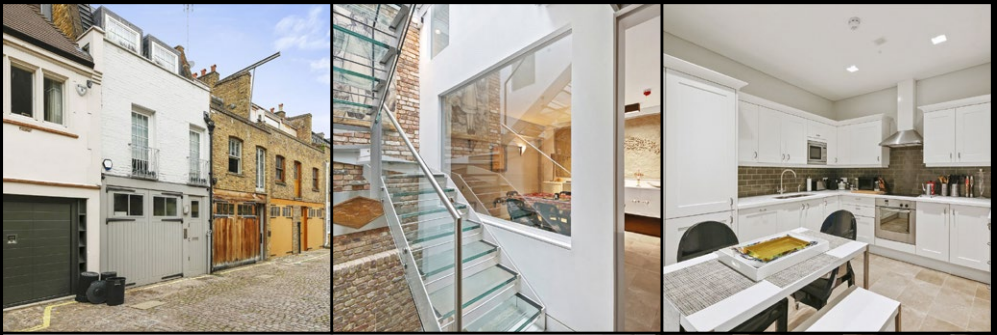
SW7

ROLAND WAY

£4,250,000

- Freehold
- 4 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- Roof Terrace
- Residents Parking
- Off Street Parking





SW7
ENNISMORE MEWS
 £4,000,000

- Freehold
- 4 Bedrooms,
- Reception Rooms

- 5 Bathrooms
- Residents Parking

FOR SALE

FOR SALE

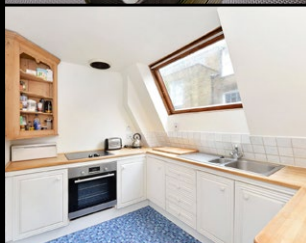
W1T
BERNERS MEWS
£3,500,000

- Freehold
- 2 to 3 Bedrooms
- 3 Reception Rooms
- 2 Bathrooms
- Roof Terrace
- Garage



SW7 • £3,250,000
RUTLAND GATE MEWS

Freehold • 3 Bedrooms • 3 Reception Rooms •
 3 Bathrooms • Garage •



W11 • PRICE ON APPLICATION
ST. LUKES MEWS

• Freehold • 3 Bedrooms • 1 Reception Room
 • 2 Bathrooms • Roof Terrace • Garage

FOR SALE

FOR SALE

W2

CRAVEN HILL MEWS

£3,000,000

- Freehold
- 5 Bedrooms
- 1 Reception Room
- 3 Bathrooms
- Garden
- Residents Parking



W2 • £3,000,000
SUSSEX MEWS WEST

Freehold • 5 Bedrooms • 3 Reception Rooms •
 4 Bathrooms • Roof Terrace • Residents Parking •



W2 • £3,000,000
ST. STEPHENS MEWS

• Freehold • 4 Bedrooms • 2 Reception Rooms
 • Garden • Garage

FOR SALE

FOR SALE

W2
**HYDE PARK
GARDENS MEWS**
£3,000,000

- Freehold
- 3 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Garage





W2
**HYDE PARK
 GARDENS MEWS**
 £2,950,000

- Freehold
- 4 Bedrooms
- 2 Reception Rooms
- 4 Bathrooms
- Residents Parking
- Garage

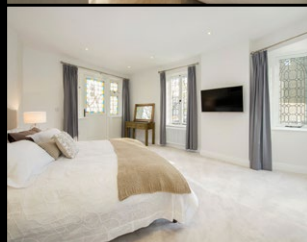
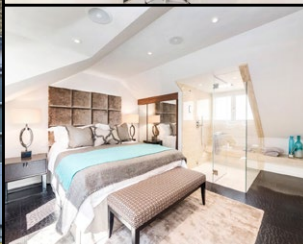
FOR SALE

FOR SALE

SW7 • £2,995,000

COLBECK MEWS

Freehold • 3 Bedrooms • 3 Reception Rooms •
3 Bathrooms • Residents Parking •



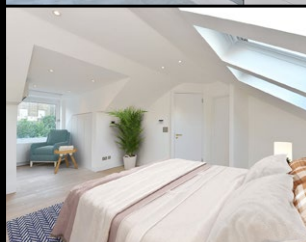
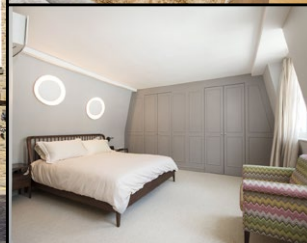
W2 • £2,750,000

GARDEN MEWS

• Freehold • 3 Bedrooms • 2 Reception Rooms
• 2 Bathrooms • Roof Terrace • Garage

SW10 • £2,750,000
COLEHERNE MEWS

Freehold • 4 Bedrooms • 2 Reception Rooms •
 3 Bathrooms • Residents Parking • Garage •



W11 • £2,650,000
ADDISON PLACE

• Freehold • 1 to 2 Bedrooms • 2 Reception Rooms
 • 2 Bathrooms • Patio • Residents Parking

FOR SALE

FOR SALE

W2
PRINCES MEWS
£2,700,000

- Freehold
- 3 Bedrooms

- 1 Reception Room
- 2 Bathrooms





W2

PRINCES MEWS

£2,500,000

- Freehold
- 3 Bedrooms
- 2 Reception Rooms

- 2 Bathrooms
- Residents Parking

FOR SALE

W9 • £2,500,000

PINDOCK MEWS

Freehold • 1 Bedroom •
1 Reception Room • 1 Bathroom •
Development Opportunity • Double Garage •



SW1X • £2,495,000

BOWLAND YARD

• Leasehold • 2 Bedrooms
• 2 Reception Rooms • 3 Bathrooms
• Conservatory



W2 • £2,450,000

PRINCES MEWS

Freehold • 3 Bedrooms •
2 Reception Rooms • 2 Bathrooms •
Residents Parking •



W1G • £2,450,000

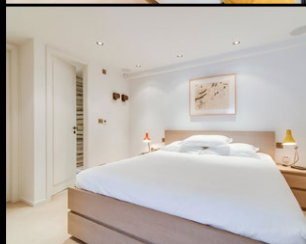
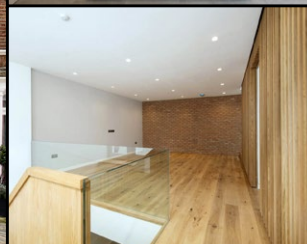
DUNSTABLE MEWS

• Leasehold • 2 Bedrooms
• 2 Reception Rooms • 2 Bathrooms
• Balcony • Garage

W2 • £2,250,000

PRINCES MEWS

Freehold • 3 Bedrooms • 2 Reception Rooms •
2 Bathrooms • Residents Parking •



W2 • £2,250,000

SOUTHWICK MEWS

• Freehold • 4 Bedrooms
• 2 Reception Rooms • 3 Bathrooms

FOR SALE

FOR SALE

W2

LANCASTER MEWS

£2,100,000

- Freehold
- 2 Bedrooms

- 1 Reception Room
- 3 Bathrooms



W11 • £2,000,000

LAMBTON PLACE

Freehold • 3 Bedrooms •
1 Reception Room • 1 Bathroom •
Residents Parking •



SW5 • £2,000,000

SPEAR MEWS

• Freehold • 3 Bedrooms
• 2 Reception Rooms • 2 Bathrooms
• Roof Terrace • Residents Parking



W2 • £1,800,000

FREDERICK CLOSE

Freehold • 2 Bedrooms •
1 Reception Room • 1 Bathroom •

W14 • £1,750,000

RUSSELL GARDENS MEWS

• Freehold • 5 Bedrooms • 2 Reception Rooms
• 2 Bathrooms • Development Opportunity
• Roof Terrace • Residents Parking • Garage

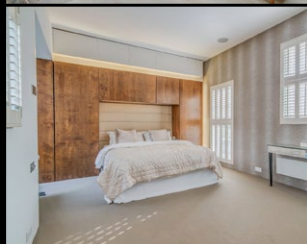


FOR SALE

SW10 • £1,795,000

ADRIAN MEWS

Freehold • 3 Bedrooms • 1 Reception Room •
2 to 3 Bathrooms • Off Street Parking •



W11 • £1,675,000

ANSLEIGH PLACE

• Freehold • 3 Bedrooms • 2 Reception Rooms
• 2 Bathrooms • Roof Terrace • Off Street Parking

W11 • £1,650,000

HEAD'S MEWS

Freehold • 2 Bedrooms •
2 Reception Rooms • 2 Bathrooms •
Garden • Residents Parking •



W9 • £1,500,000

CHIPPENHAM MEWS

Freehold • 3 Bedrooms •
1 Reception Room • 3 Bathrooms •
Garage



W11 • £1,395,000

HIPPODROME MEWS

Freehold • 2 Bedrooms •
2 Reception Rooms •
2 Bathrooms • Roof Terrace •

SW7 • £1,300,000

OSTEN MEWS

Freehold • 2 Bedrooms •
2 Reception Rooms • 2 Bathrooms •
Roof Terrace • Residents Parking



FOR SALE

SW12 • £1,300,000

ANCHOR MEWS

Share of Freehold • 4 Bedrooms •
1 Reception Room • 2 Bathrooms • Garage •



SW1V • £1,250,000

WEST MEWS

Share of Freehold • 2 Bedrooms •
2 Reception Rooms • 2 Bathrooms • House •
Residents Parking • Off Street Parking •

W14 • £950,000

COMERAGH MEWS

• Freehold • 1 Bedroom • 2 Reception Rooms
• 2 Bathrooms • Resident Parking

SW1X	GROSVENOR CRESCENT MEWS	£17,500,000	4 BEDS
W11	POWIS MEWS	£8,500,000	3 BEDS
SW7	QUEEN'S GATE PLACE MEWS	£6,450,000	4 BEDS
W1G	WEYMOUTH MEWS	£5,500,000	3 BEDS
SW1X	GROSVENOR CRESCENT MEWS	£4,950,000	2 BEDS
W1U	OLDBURY PLACE	£4,650,000	2 BEDS
W2	CAROLINE PLACE	£3,800,000	5 BEDS
W2	LEINSTER MEWS	£3,650,000	3 BEDS
SW7	QUEENSBERRY MEWS WEST	£3,450,000	3 BEDS
SW10	COLEHERNE MEWS	£3,250,000	3 BEDS
W8	PEMBROKE MEWS	£3,000,000	3 BEDS
SW1W	EATON ROW	£2,995,000	3 BEDS
SW1X	WILLIAM MEWS	£2,950,000	3 BEDS
SW7	STANHOPE MEWS EAST	£2,950,000	3 BEDS
W9	WARWICK PLACE	£2,850,000	4 BEDS
W8	KELSO PLACE	£2,850,000	4 BEDS
SW7	ENSOR MEWS	£2,850,000	3 BEDS
W8	LOGAN PLACE	£2,750,000	3 BEDS
W8	DRAYSON MEWS	£2,590,000	2 BEDS
W11	LEDBURY MEWS WEST	£2,500,000	2 BEDS
W2	FREDERICK CLOSE	£2,500,000	3 BEDS
SW1E	BUCKINGHAM MEWS	£2,500,000	3 BEDS
W2	ARCHERY CLOSE	£2,500,000	2 BEDS
W11	LEDBURY MEWS WEST	£2,500,000	4 BEDS
W8	PHILLIMORE WALK	£2,500,000	4 BEDS
W11	HOLLAND PARK MEWS	£2,300,000	2 BEDS
SW10	COLEHERNE MEWS	£2,300,000	4 BEDS
W11	ST. LUKES MEWS	£2,075,000	2 BEDS
W1U	KENRICK PLACE	£2,000,000	2 BEDS
SW1X	BELGRAVE MEWS SOUTH	£2,000,000	2 BEDS
NW1	MURRAY MEWS	£1,999,000	5 BEDS
SW5	GASPAR MEWS	£1,995,000	4 BEDS
SW10	CRESSWELL PLACE	£1,750,000	2 BEDS
W2	PORCHESTER PLACE	£1,750,000	4 BEDS
W11	HOLLAND PARK MEWS	£1,750,000	2 BEDS
W1U	GLOUCESTER PLACE MEWS	£1,550,000	3 BEDS
W9	SHIRLAND MEWS	£1,500,000	3 BEDS
SW7	QUEEN'S GATE MEWS	£1,500,000	3 BEDS
W1K	REEVES MEWS	£1,490,000	2 BEDS
NW1	BOSTON PLACE	£1,350,000	3 BEDS
W2	STANHOPE PLACE	£1,290,000	2 BEDS
SW7	STANHOPE MEWS SOUTH	£1,150,000	1 BEDS
W9	ELGIN MEWS NORTH	£1,100,000	3 BEDS

ALSO AVAILABLE

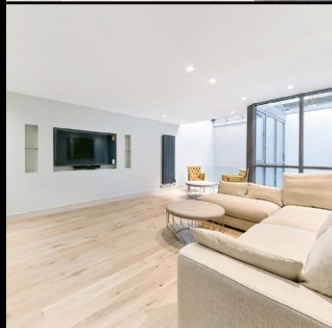
TO LET

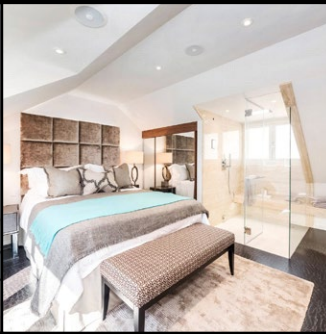
SW7

ELVASTON MEWS

£3,500 pw

- Long Let
- 3 Bedrooms
- 1 Reception Room
- 3 Bathrooms
- Patio
- Garage





SW7

COLBECK MEWS

£1,895 pw

- Long Let
- 3 Bedrooms
- 3 Reception Rooms
- 3 Bathrooms

- Residents Parking
- Furnished
- Unfurnished

TO LET

TO LET

SW5 RICHMOND MANSIONS

£1,895 pw

- Long Let
- 4 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- Balcony
- Furnished
- Unfurnished





W11
LADBROKE WALK
 £1,895 pw

- Long Let
- 4 Bedrooms
- 1 Reception Room

- 3 Bathrooms
- Garden
- Unfurnished

TO LET

TO LET

W1U

BENTINCK MEWS

£1,600 pw

- Long Let
- 3 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Furnished





W11
ST LUKE'S MEWS
 £1,500 pw

- Long Let
- 2 Bedrooms
- 2 Reception Rooms

- 2 bathrooms
- Unfurnished

TO LET

TO LET

SW7

ELVASTON MEWS

£1,400 pw

- Long Let
- 2 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Roof Terrace
- Balcony
- Unfurnished





W1H
BRYANSTON MEWS WEST
 £1,295 pw

- Long Let
- 3 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Garage
- Unfurnished

TO LET

TO LET

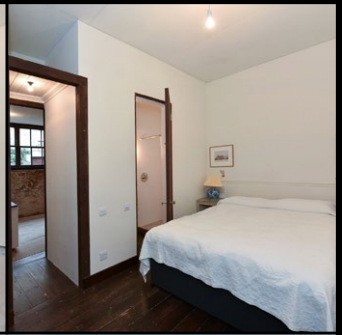
SW1W

MINERA MEWS

£1,100 pw

- Long Let
- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Mews Parking
- Unfurnished





W2
JUNCTION MEWS
 £1,000 pw

- Long Let
- 3 Bedrooms
- 2 Reception Rooms
- Roof Terrace
- Resident Parking
- Part Furnished
- Unfurnished

TO LET

TO LET

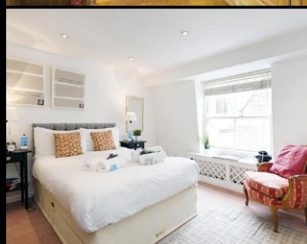
W2 • £950 pw
RADNOR MEWS

Long Let • 3 Bedrooms • 1 Reception Room •
2 bathrooms • Unfurnished •



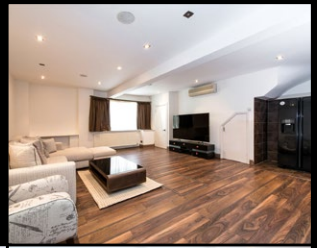
W8 • £900 pw
RADLEY MEWS

• Long Let • 4 Bedrooms • 1 Reception Room
• 2 Bathrooms • Garage • Furnished • Unfurnished



W2 • £900 pw
CHILWORTH MEWS

Long Let • 3 Bedrooms • 2 Reception Rooms •
 4 Bathrooms • Furnished • Unfurnished •



W11 • £895 pw
HIPPODROME MEWS

• Long Let • 2 Bedrooms • 2 Reception Rooms
 • 2 Bathrooms • Roof Terrace • Unfurnished

TO LET

SW3

BEAUCHAMP PLACE

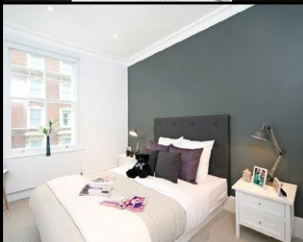
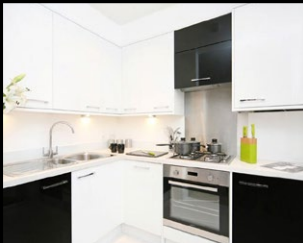
£800 pw

- Long Let
- 2 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Furnished



W2 • £800 pw
BATHURST MEWS

Long Let • 2 Bedrooms •
 1 Reception Room • Unfurnished •



SW7 • £725 pw

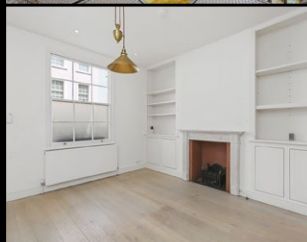
STANHOPE MEWS WEST

• Long Let • 2 Bedrooms • 1 Reception Room
 • 2 Bathrooms • Roof Terrace • Furnished

SW7 • £1,600 pw

MANSON MEWS

Long Let • 5 Bedrooms •
2 Reception Rooms • 3 Bathrooms •
Roof Terrace • Garage • Unfurnished •



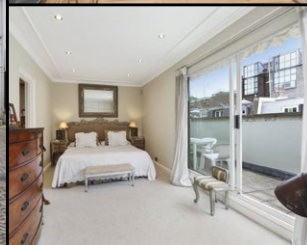
W8 • £1,300 pw

HILLGATE STREET

• Long Let • 4 to 5 Bedrooms • 1 Reception Room
• 2 Bathrooms • Garden • Unfurnished

SW7 • £1,200 pw
PRINCES GATE MEWS

Long Let • 4 Bedrooms • 1 Reception Room •
 3 Bathrooms • Roof Terrace • Garage • Unfurnished •



W2 • £895 pw
CONNAUGHT CLOSE

Long Let • 2 Bedrooms •
 1 Reception Room • 2 Bathrooms •
 Roof Terrace, Garage • Unfurnished •



W2 • £625 pw
UPBROOK MEWS

Long Let, 2 Bedrooms •
 1 Reception Room • 2 Bathrooms •
 Balcony • Furnished • Part Furnished



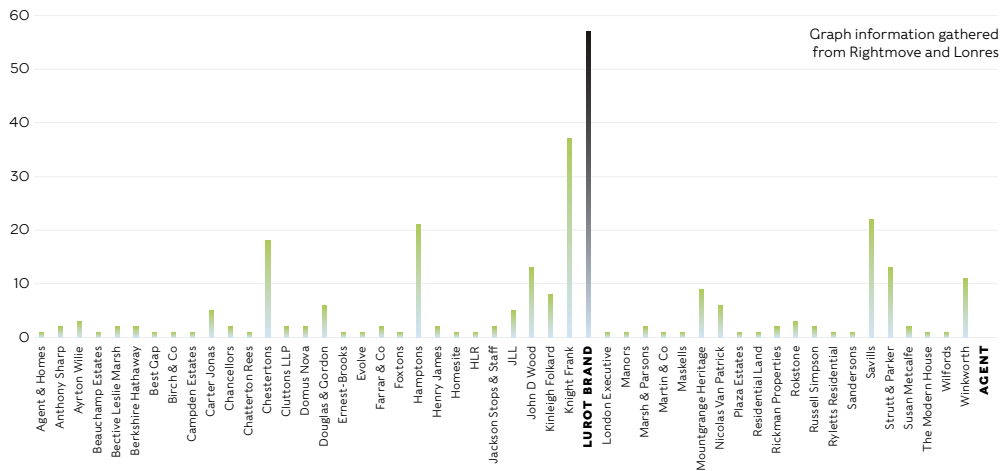
SOUTH KENSINGTON
4-5 Kynance Place
SW7 4QS

HYDE PARK
37-41 Sussex Place
W2 2TH

NOTTING HILL
8 Landbroke Grove
W11 3BG

BELSIZE PARK
8a Baynes Mews
NW3 5BH

MEWS HOUSE SALES AND LETS IN LUROT BRAND'S CORE AREAS OVER 12 MONTHS



MEET THE TEAM

Antoine Lurot Chairman	James Robinson Managing Director	Marion Lloyd Malcolm Sales Director	Tiburcio Sanz Property Manager	Melissa Stevenson Company Secretary	Deborah Battsek PR Consultant	Robert Silverton Accounts Department
Tom Rankin Sales Associate	Charles Granville Sales Associate	Julia Arwas-Maria Lettings Renewals Clerk	Mollie Crowley Head of Lettings	Sophie Radcliffe Lettings Associate	Rebecca Head Lettings Associate	Ugne Krymcevaite Office Manager
Noah Pearlman Mews Broker - Associate						

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