

MEWS NEWS

SPRING 2020



Produced by

LUROT BRAND

EST 1971

LUROT BRAND

THE FIRST WORD IN MEWS

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**WELCOME TO
MEWS NEWS
FROM MARLON
LLOYD MALCOLM**

*Lurot Brand and London
turn over a new page at
the start of a new decade*



“Spring has come early”

Now that we are through the dark days of winter and finally the political uncertainty has been laid to rest, I can't help but feel that Spring has come early as we stride into 2020 with a sense of purpose now that Brexit is a fact.

This year feels very like a different year to the previous three. The start of a new decade, but also a noticeable change in tone and energy from all our buyers; cynical beliefs have been discarded as most realise begrudgingly or not, that for Central London mews will benefit from a decisive Conservative majority. Here at Lurot Brand, we felt that in line with hopefully what will be a new dawn as the country looks forward, we would embrace change and take time to rejuvenate the firm.

We have started with our in house publication 'Mews News', investing in people to produce content that creates a magazine you are likely to read, rather than flick through casually. Cue – award winning and respected journalist Zoe Dare Hall, who has now added Mews News to the FT, Times, Daily Telegraph and her many other heavyweight titles. Zoe makes her debut for us with an excellent opinion piece you'll find on page 08.

In this revamped edition, we are kicking off a series of interviews with business owners who live and work in or out of mews properties. This issue has an interview with James Thurstan Waterworth, founder of a new design and antiques consultancy 'Thurstan'. Previously James was creative director for the interior design of the megalith *Soho House*. In this one-to-one we get to understand why he lives in a mews and how his business has benefited from it. Of course, we go on to ask his opinion on other topics, because we appreciate there is life after mews!

Walk with us around W11 in a series covering our postcodes one by one, suggesting a few of our favourite independent shops, boutiques and restaurants to give those local, or not, a flavour of what we have learned to be the best the area can offer.

For some of you lucky enough to be landlords in mews, our own department Head of Lettings Mollie Crowley offers some technical insight into the newest legislation and the knock-on effects that this has on your investment properties.

So with a spring in our step we are pleased to bring you a re-energised Mews News to go hand-in-hand with a renewed London property market; both we feel are full of promise. We hope you enjoy the read and we look forward to creating more editions over the course of 2020.

FOR SALE

W2
LEINSTER MEWS
£5,500,000

- 4 Bedrooms
- 2-3 Reception Rooms
- 5 Bathrooms
- 3182 sqft
- Garden
- Residents Parking
- Garage
- Freehold





SW7
**QUEEN'S GATE
 PLACE MEWS**
 £1,400 pw

- 3 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- 1806 sqft

- Garage
- Unfurnished
- Long Let

TO LET

PRIME LONDON MARKET OVERVIEW

By Zoe Dare Hall



*They may not be roaring just yet,
but this century's Twenties have awoken with a
promising purring in London's prime property
market, after what feels like the longest of cat naps.*

The outcome of December's General Election, and some semblance of progress with Brexit, have boosted the confidence of those looking to buy or sell homes in the capital. Whether you want to call it a "Boris bounce", or simply see it as a lucky escape from the possibility of Jeremy Corbyn as PM – a prospect that threatened to shake the very foundations of the prime London property market – the year has started with a welcome spike in activity.

Central London sales figures are up by 27% in the month following the election, compared with the same period last year, according to market analysts LonRes. More than two thirds of those transactions are priced £2m and over – a trend echoed in our own specialist niche of mews houses. This time last year, we saw a £2.5m-£6m sector with tumbleweed blowing through it. Now, properties at this price level are receiving the most views and offers.

“window of stability”

LonRes also report that the early weeks of this new decade saw a 44% increase in the number of properties going under offer. Rightmove paints a similar picture of growing optimism among buyers and sellers. The property portal describes the new year's "window of stability" bringing about a release of pent-up demand. The average house price of £1.418m in London's luxury market represents a 4.5% increase on the previous month, pre-election, and a 7.1% rise compared with one year ago.

It heralds good news for the market after three years of political unease. There is still a long year ahead of thrashing out trade deals before we have a clear idea of what Brexit really means for Britain, so this new-found optimism is based on artificial certainty to some extent. But the conversation of buyers has changed.

They are approaching the topic of where property prices are heading with a more positive view. Many have been waiting to call the bottom of the market for a year or so, and feel "If I don't do it now, I'll miss my chance" – particularly for rare-to-come-on-the-market properties such as mews houses in the most sought-after streets.

For vendors, it may be premature – much as they insist otherwise – to assume their homes are now worth more than they were a few months ago. We think prices for the best in class properties may rise slightly this year, by around 2-5%; less high-quality stock will see little growth. Despite this, LonRes report that in the 30 days following the election, there was a 137% increase in the number of vendors raising their asking prices, compared with the same 30-day period a year ago. While their homes may not sell for a higher price, this post-election bounce does at least mean that they may actually sell.

Some prime London agents are shouting "recovery" from the rafters lately, and there have been some ground-breaking sales

to back them up – not least the seven-storey house in Rutland Gate, overlooking Hyde Park, recently bought by a Chinese property magnate for more than £200m, which makes it the UK's most expensive house sale ever.

Setting aside such one-off trophies, we are more circumspect about the wider state of the luxury London market. Brexit has not been the only issue to apply the brakes to the property sector. In fact, for many overseas buyers – those from the US and other dollar-denominated countries, in particular – Brexit has presented them with the best buying climate in a decade. The currency play of a strong dollar and weak pound, and falling house prices in prime central London, have combined to give effective discounts of up to 40%.

For many buyers, however including the domestic market, the greatest deterrent to investing is stamp duty. It is likely to become even more punitive in the Spring Budget in March, with talk of a further 3% tax for non-resident buyers of residential properties. That may be in addition to the current 3% surcharge for buyers of second homes or investment properties, which would mean a potential top SDLT rate of 18%.

Some overseas buyers are rushing in to tie up deals, particularly for flats in prime new-build developments, before the March deadline. For others, the already high rates of stamp duty are enough to give a protracted – perhaps even permanent – pause for thought.

There has been a 32% fall in transactions in Prime Central London since the first stamp duty reforms came into play in December 2014, according to LonRes. Yet the capital's population continues to grow and there is huge pent-up demand to buy homes. The double whammy of stamp duty and Brexit uncertainty has seen high numbers of individuals and families deciding to rent long-term rather than spend exorbitant sums on buying taxes, or to let out their home rather than sell it at a lower price than they want.

“seizing the moment to sell”

Stamp duty essentially takes equity out of vendors' homes. When a buyer says they have £3m to spend, they can probably stretch to £3.5m or possibly £4m and they will spend every penny they can on buying the best they can afford. But that leaves nothing left for the additional stamp duty they will need to pay, and the assumption is that it must come out of the seller's equity.

Our job as agents is to carefully manage this stalemate between buyers' and vendors' expectations – a gulf that is becoming ever bigger in the current climate as buyers are still hesitating over the stamp duty they must pay, and still feel they are taking a risk, but vendors feel their homes must be worth more than before the election and the most recent Brexit deadline.

There is a knock-on effect on the prime rentals market too. Some landlords feel it's simply not worth holding on to buy-to-let investments any more, given all the taxes involved and the risks of renting, so they are looking for easier and better ways to invest their money. Others – more likely the accidental landlords, who have been renting out their property rather than sell at a loss in recent years – are feeling buoyed up by the uptick in the sales market and seizing the moment to sell. The result is a significant drop in the number of new listings on the prime central London rentals market, coupled with a rise in the number of prospective tenants. They include families who are tired of sitting on the fence and want to settle in their own home, to the many young professionals moving to London for its thriving tech scene. That demand/supply imbalance will surely lead to rising rents in the longer term.

These are times of great flux. That is certain. So too, however, is London's untouchable reputation as a capital city of great culture, education and history, a global financial centre, a major tech hub and a vibrant, diverse, exciting place to live. Few other cities can truly compete. And while some Europeans have left London amid the past three and a half years of Brexit disarray, so too many have stayed. Once the dust settles, we expect many more to return, when they realise other capital cities cannot compete with London's unrivalled quality of life.



SW7

ENNISMORE MEWS

£4,000,000

- 4 Bedrooms
- 2 Reception Rooms
- 5 bathrooms

- 2260 sqft
- Residents Parking
- Freehold

FOR SALE

NORTH LONDON'S SECRET MEWS
LUROT BRAND'S NOAH PEARLMAN
TAKES US ON A GUIDED TOUR OF
MEWS HOUSES IN NORTH LONDON



As Lurot Brand's mews agent for north London, I feel well placed sitting in our Belsize Park mews office, to support and advise the mews community north of Regents Park.



Camden Mews

CALLING CARD FOR CAMDEN

The eclectic London Borough of Camden deserves to be the focus in this issue of Mews News. The area not only offers a wealth of amazing mews properties and hidden gems, but in Camden Town there are many architectural highlights.

Since the early 1960's, this area has been a magnet for alternative culture and the creatively eccentric. Some of the 20th century's most notable artists and architects including *Norman Foster* and *Richard Rogers* saw and embraced the area's mews house.

SIBLING RIVALRY BETWEEN THE MEWS

From musicians to artists and architects, Camden Town has captivating stories from them all and this is particularly true for *Camden Mews* and *Murray Mews*. Located in the heart of Camden's conservation area, they run parallel to each other and bookend Camden Square. The sibling rivalry of these two mews runs deep - both showcasing work by the leading architects of the last 60 years.



Murray Mews

ARTISTIC CONNECTIONS AND IMPRESSIVE ARCHITECTURE

Camden Mews is one of London's longest mews extending to 110 properties with many architectural properties of note, but *Murray Mews* is widely considered as the most architecturally impressive mews in Camden. Tucked away just off Camden Square, this unassuming mews of just 41 properties, punches way above its weight with the highest cluster of gem-like properties in such a relatively short mews.



Camden Mews

FAMOUS RESIDENTS AT MURRAY MEWS

The mews is probably best known for the three houses built by a then newly established Team 4 (*Norman Foster & Richard Rogers & Partners*). Often referred to as 'cult classic' it charts the ever-changing architectural tastes of the second half of the 20th century from Modernism, to Post-Modernism and even some hi tech. The eclectic designs might never have been possible, if it wasn't for *Owen Franklin* the wealthy stepson of artist *Naum Gabo*, who lived in number 17 and the result of a close mews community, which still holds true today.

Number 12 on *Murray Mews* is also worthy of a mention, a Post-Modern architectural triumph, built by *Sean Madigan & Steven Donald* and hailed as one of the first examples of the 'luxury' mews house.



Murray Mews

The last 20 years has seen many of these properties renovated and extended by both the original architects as well as new practices making sure both *Murray Mews* and *Camden Mews* remain two of the best architectural modern mews in North London.

“one-off
opportunity”

Not surprisingly, finding a property for sale on either *Camden Mews* or *Murray Mews* is unusual, even rarer is to discover one with development potential. Imagine then, Lurot Brands excitement to be instructed to sell a purpose built one-bedroom property for £629,950, which has planning permission to double its living space to almost 1100sqft, plus garage. This is certainly an amazing one-off opportunity for a lucky purchaser to make their own mark on this architecturally diverse mews, joining an illustrious line of past residents and enjoy living as part of such an exclusive community.



FOR SALE

MURRAY MEWS

£629,950

- 1 Bedroom
- 1 reception Room
- 1 Bathroom
- 565 sqft
- Terrace
- Off-Street Parking
- Leasehold





W2
BATHURST MEWS
 £795 pw

- 3 Bedrooms
- 1 Reception Room
- 2 Bathrooms

- Garage
- Unfurnished
- Long Let

TO LET

ONE-TO-ONE WITH MEWS RESIDENT JAMES THURSTAN WATERWORTH

Founder of Thurstan

James Thurstan Waterworth founded Thurstan Interior Design Studio in 2018. As former European Design Director at Soho House, James worked across houses in Istanbul, Miami, Barcelona and London. James's background and experience, living and working in LA, New York, London, Hong Kong and Barcelona, has honed the 'Thurstan aesthetic' and informs individual projects from the social and cultural to private residences.

At the heart of Thurstan's approach is a desire to create environments which bring together buildings, furniture and objects in ways which embrace and display the stories that lie behind them. Thurstan's careful curation combines an expertise in design with a passion for interesting objects past, present and bespoke. The careful combination shapes eclectic and original interiors, that reflect the client whilst keeping with the original architecture and surroundings – suited to both residential projects and the hospitality industry.



“being clever with
storage is key”

www.thurstandesign.com

February 2020

What is your proudest work achievement?

- Designing the Musket Room in New York – it was the fastest restaurant in America to get a Michelin star and also winning the 'Best Designed Restaurant in America'.

Who is your business hero?

- Axel Vervoodt – he started out as an antiques dealer. Over the years, through having an incredible eye and knowledge, he has become one of the generation's most influential designers.

Favourite piece of furniture you've ever bought?

- A late 16th Century shepherds hut cabinet. I bought it the South of France, but it originally came from the Pyrenees - a complete one-off.

Favourite design project that you've completed?

- *Soho House, Istanbul* – extending to 180,000 sq.ft, much of which was listed. It was incredible to explore the different cultures within Istanbul.

What advice would you give to someone doing up their own mews?

- Keep it light and as open as possible. Due to the scale of a mews, being clever with storage is key and it's nice to have things hidden away.

What attracted you to owning a mews?

- The idea of having our own front door and staircase, like a mini-house. We have good proximity to amenities, yet are slightly setback for security and reducing noise.

What is the best thing about having a mews as an office?

- It's nice having split levels where you can have a meeting room in one part and the office in another. The different work environments break up the working day.

What do you love about where you work?

- It feels like a more personal place and has a lovely environment to bring clients back to, which is a lot more intimate and much nicer than going to a corporate surrounding.

You've lived in many countries over time, what brings you back to London?

- I love the multi-facets of London. There is so much opportunity with the proximity to Europe, so it's possible to be in another major city door-to-door in five hours. There is the thriving corporate world of London with an exciting ever changing mix of food and culture.

What are the hidden gems in your area?

- We are fortunate to be based on *Goldborne Mews*, just off *Golborne Road* where there are many independent gems such as the *Moroccan grocery* to *Snaps & Rye* - a beautiful breakfast place which we love.

Which is your favourite London park?

- *Holland Park* – it's just down the road and we go there a lot. It's big enough to get away from London and has incredibly beautiful pockets to it. We also love going to *Richmond Park* which feels a million miles away from city life.

Tell us your favourite London market?

- *Columbia Road Market* – for the general vibe and always a good bunch of flowers!

Which place do you enjoy eating at the most?

- We've just finished designing *Le Comptoir* by Joel Robuchon and have already had many incredible meals there.

Which gallery is your favourite?

- London is rich in galleries and I enjoy many of them. However, *Dia Beacon* in upstate New York is my personal favourite. Not only is the space amazing, but the train journey there along the Hudson River is beyond beautiful.

FOR SALE

W2
HYDE PARK GARDENS
£4,000,000

- 4 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- 2027 sqft
- Residents Parking
- Garage
- Freehold





W2
CRAVEN HILL MEWS
 £750 pw

- 2 Bedrooms
- 2 Reception Rooms
- 2-3 Bathrooms
- 1087 Sqft

- Residents Parking
- Furnished
- Long Let

TO LET



EVERCHANGING MEWS

THE MEWS' UNIQUE FEATURES AND ORIGINS EXPLAINED

Most people have an image in their minds of what a Mews is, but they may not be able to name the features which make it different from other properties. Mews properties are unique for many reasons: their history, location, purpose, occupants. Here we take a look at some of the special characteristics of a Mews.

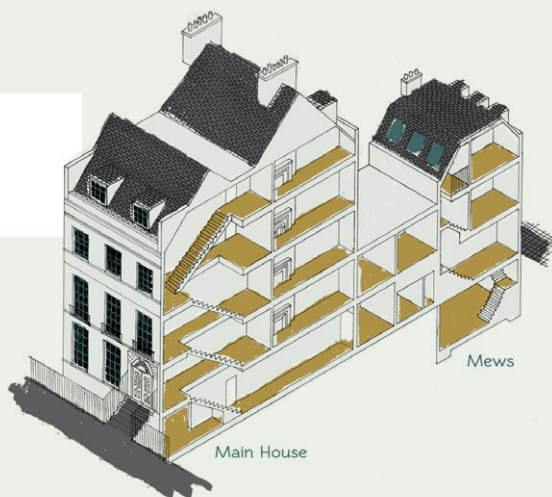
THE ORIGINAL WORK/LIVE SPACE

Originally, the purpose of building a Mews property was to create the equivalent of what we call today, a 'live/work' space. Historically, residential accommodation was built over an area used for trade or commerce. Essentially functional in design, they were constructed simply, on more of an equine scale than the houses they sat behind, as originally they were occupied by horses and carriages.

MAKEOVER OF THE MEWS

Over recent years, mews' adaptable layouts and decent space has made them a prime target for owners and developers. Mews lend themselves to substantial alterations and being extended; consequently, they are now uniquely characterful as well as varied in design, style and use of space both inside and out with many having had charming roof terraces created.

Typical elevation/section showing relationship between Georgian main house and Mews behind



GEORGIAN URBAN PLANNING GAVE RISE TO THE MEWS

Mews are a key element in the history and development of central London, they are important in terms of their location, layout and appearance. Although their history can be traced back to the sixteenth century, they came into general use in the Georgian and Victorian periods as part of a planned urban landscape, which separated primary, secondary and sometimes tertiary accommodation.

For example as a result of Georgian town planning, in Eaton Square the primary dwellings face the square, the secondary dwellings and shops face the side streets such as Elizabeth Street or Ecclestone Street and the tertiary accommodation is in the Mews, such as Boscobel Place, Ebury Mews and Eaton Mews, which are hidden behind arch/entrances approached from the side streets.



Atherstone Mews - Showing contrast between small scale painted mews buildings and larger buildings to rear



Dove Mews - Unusual external balconies giving access to first floor residential accommodation designed to provide separation from the working Mews below

UP CLOSE AND PERSONAL

A Mews contrasts noticeably with the buildings of the main square or streets; they were designed to be behind due to their style, scale, different details, materials used to build them and initially, at least, the sums of money lavished to finish them.

Mews properties now span a number of architectural styles and have an undeniable simplicity which showcases their many features. The key to a Mews'

authenticity remains its equine heritage. This distinguishes a Mews from other buildings of similar age such as warehousing, which might also retain the original loading bays and hoists. Whereas old warehouse buildings are also functional and tended to be located in secondary or other side streets they should not be confused with Mews properties, as warehouses had no equine purpose and were consequently built to a different scale.

Belsize Court Garages - Wide timber coach doors with small glazed pane lights at the top, narrow timber entrance door to first floor accommodation; also just visible are the traditional collinge metal strap hinges to the coach doors and timber bressummer



Cross Key Close - Winch-bracket over first floor hayloft doors



MEWS MAKING A BIG IMPRESSION ON A SMALL SCALE

The principal feature of any authentic mews property is its small scale; the buildings are typically low rise and were often constructed below the level of the main houses they sit behind. They generally respect the width of the principal building to which they were associated, but were often constructed below their level, sometimes by as much as ten feet. Mews houses open directly onto the Mews and originally never contained basements.

A traditional mews house is a modest two storey building mainly in yellow stock brick, with small openings at first floor level, over larger openings at ground floor. They have flat fronts and strong parapet lines, giving the Mews a high degree of enclosure as well as a raised level of privacy.

Unusual features include external staircases, balconies at first floor level, winch brackets above haylofts, vents, lanterns, stand pipes and now rarely dung bins.

Some more familiar features of the Mews are illustrated below.



Some Mews Characteristics





Chester Close - Late 20th Century modern metal Arch

The roofs are traditionally slate covered with lead details. The facades remain simple and uniform in appearance, although a number have been significantly changed.

It is estimated that around 70% of the Mews contain Mews properties that have been painted or have been rendered recently. The ground floor openings originally featured timber carriage doors with long cast iron strap hinges; many, still do and offer highly coveted garages.

Around 10% of Mews are distinguished by arched entrances which are predominantly of masonry construction but a few later additions are metal. Additionally, around 20% have entrances under adjoining buildings.

Mews are traditionally surfaced with hard wearing granite stone setts, or 'cobbles' as we know them, that have worn smooth with use. They either fall to a central gully for drainage or are cambered and have gullies at the sides of the street, known as runnels.

The narrowness of the Mews often contrasts with the wide roads that surround them. Mews roads originally serviced the main properties they were connected to. The Mews are generally not accessed directly from the principal roads but from secondary roads or through gaps between buildings. These spaces now offer or lead to parking and privacy for residents.

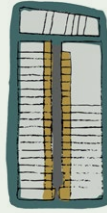


Eaton Mews - An example of a masonry mid-19th century classic Arch

Mews Layouts



Ossian Mews -
Courtyard



Petersham Place -
Through Road



Montagu Mews -
Two prong cul-de-sac

MEWS – ANY WAY, SHAPE OR FORM

Mews are not laid out to a single pattern as they had to be built to accommodate the available space, so are shaped in accordance with the landownership restrictions in the area. Whilst the majority are cul-de-sacs or through roads many are asymmetrical courtyards or essentially amorphous and do not align with the main buildings they were built behind.

Last but not least, it must be noted that in terms of their tenure, the Mews are predominantly owned freehold compared with flats and maisonettes that are still – despite the availability or enfranchisement legislation – predominantly leasehold.



This article was written by Martyn John Brown MRICS, MCIQB, MCABE, C. Build E, MNAEA, MARLA, MISVA of EverchangingMews - www.everchangingmews.com who is dedicated to reporting about London's Mews Properties.

EverchangingMews is owned and run by Martyn John Brown MRICS, MCIQB, MCABE, C. Build E, MNAEA, MARLA, MISVA who provides professional surveying advice and is a specialist Mews Consultant – For surveys, valuations and Party Wall matters contact: info@everchangingmews.com or call Martyn on **0207 419 5033**.

FOR SALE

W2

FREDERICK CLOSE

Offers in Excess of £1,800,000

- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- 1113 sqft
- Freehold





W2
JUNCTION MEWS
 £1,000 pw

- 3 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- 928 sqft

- Resident's Parking
- Part Furnished/
Unfurnished
- Long Let

TO LET

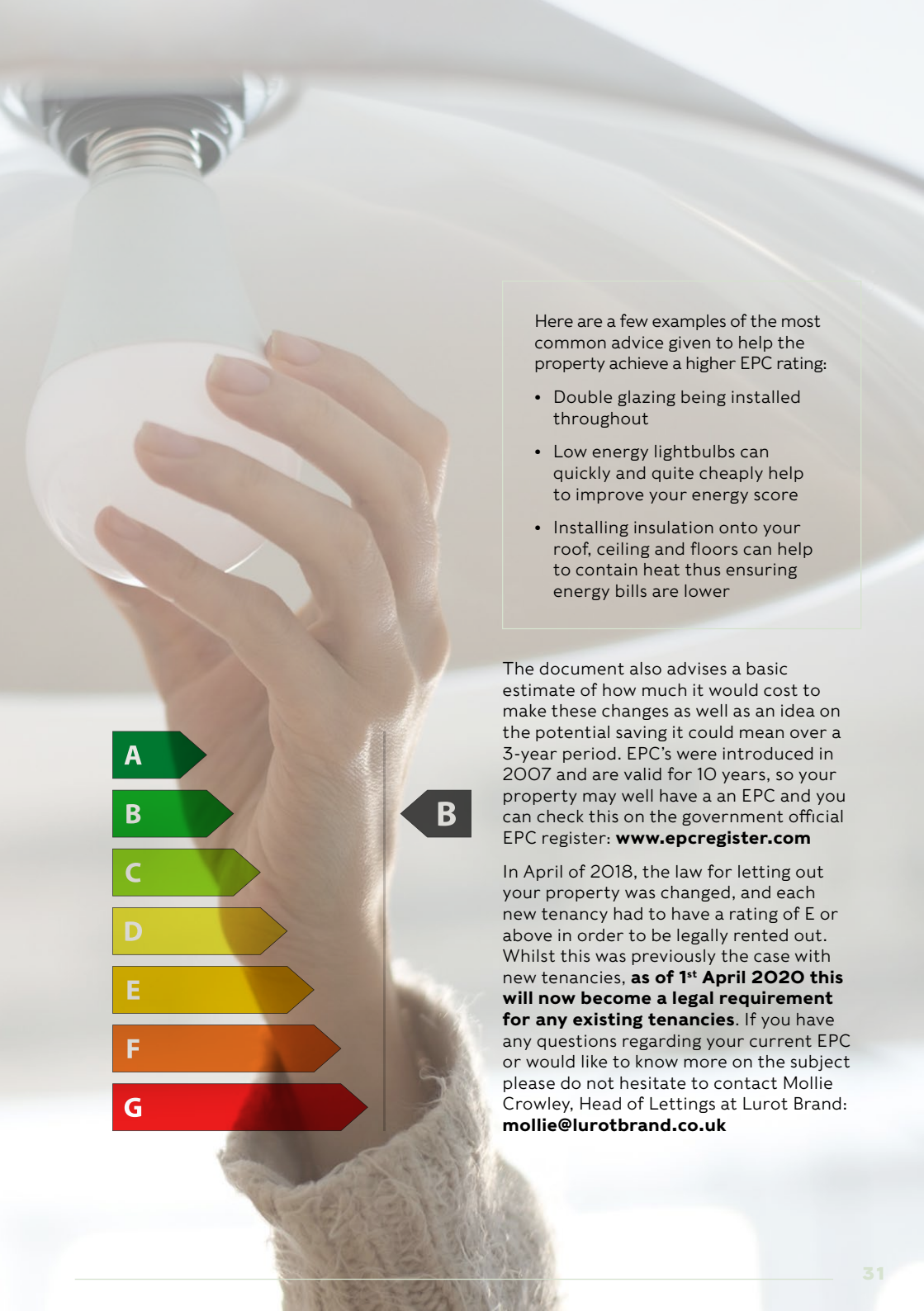
LETTINGS LAWS & EPC

EPC'S - NEW LAWS AND WHAT DO THEY MEAN TO A LANDLORD?

Although the EPC (Energy Performance Certificate) has been around for over 10 years now, I continually meet with landlords who are not fully aware of what this certificate is and what it means to them when renting out their homes.

The Energy Performance Certificate is a document which lets the owner and prospective applicants know how energy efficient the property is. It will rate your property on a scale of A-G, A being the most energy efficient and G the least. The document includes estimated costs of what your energy bills might be as well as giving recommendations on what you could do to improve this rating. Each part of the property that is used to measure the energy efficiency is given a 1-5 star rating, for example if the property has an electric boiler the star rating would be very low (perhaps 1 star) compared to a property that had a brand new combi boiler. Each star rating is then explained, and the energy performance assessor will give the owner ideas and a reason behind its scoring. The improvements that are suggested will help to lessen the carbon footprint of the home as well as decrease energy bills for the resident.





Here are a few examples of the most common advice given to help the property achieve a higher EPC rating:

- Double glazing being installed throughout
- Low energy lightbulbs can quickly and quite cheaply help to improve your energy score
- Installing insulation onto your roof, ceiling and floors can help to contain heat thus ensuring energy bills are lower

A

B

C

D

E

F

G

B

The document also advises a basic estimate of how much it would cost to make these changes as well as an idea on the potential saving it could mean over a 3-year period. EPC's were introduced in 2007 and are valid for 10 years, so your property may well have a an EPC and you can check this on the government official EPC register: www.epcregister.com

In April of 2018, the law for letting out your property was changed, and each new tenancy had to have a rating of E or above in order to be legally rented out. Whilst this was previously the case with new tenancies, **as of 1st April 2020 this will now become a legal requirement for any existing tenancies.** If you have any questions regarding your current EPC or would like to know more on the subject please do not hesitate to contact Mollie Crowley, Head of Lettings at Lurot Brand: mollie@lurotbrand.co.uk

FOR SALE

SW7

BARNABY PLACE

£2,250,000

- 2 Bedrooms
- 3 Reception Rooms
- 2 Bathrooms
- 1381 sqft
- Garden/Patio
- Residents Parking
- Leasehold





W1D
DEAN STREET
 £1,350 pw

- 3 Bedrooms
- 1 Reception Room
- 3 Bathrooms
- 1462 sqft
- Lift

- Penthouse Flat
- Balcony
- Furnished
- Long Let

TO LET



LB LOVES...

W11

W11 is well stocked with a good selection of independent shops and restaurants. Here are some of our tried and tested recommendations...

1.

PIPPA SMALL FOR SHOPPING

www.pippasmall.com/ethical-stories

Amongst the trendiest boutique shops on Westbourne Grove is this jewellers, Pippa Small. Pippa Small has gained popularity over the years for its focus on ethically sourced and made designs. For this very reason you can count the Duchess of Cambridge, Meghan Markle and Angelina Jolie as patrons of the brand.

enjoy!



2.

BODYWORKSWEST FOR THE GYM

www.bodyworkswest.co.uk

While we can't pretend to be gym bunnies at Lurot Brand, we do rate BodyWorksWest gym as the perfect pick me up after a busy day in the office. Tucked away in a quiet Notting Hill street, just a stone's throw from Hyde Park. BodyWorksWest feels like a haven where members can join plenty of classes, work out with expert trainers and use state of the art fitness equipment. For winding down, there are great health and wellness treatments as well as a stylish pool, spa and members' lounge.

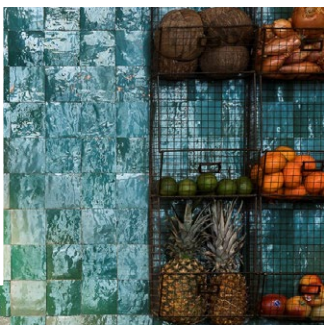


3.

THE WALMER CASTLE FOR A DRINK

www.walmercastlenottinghill.co.uk

Just like its owners Guy Ritchie and David Beckham, The Walmer Castle round the corner from Portobello Road in Notting Hill is a fine mix of character, style and quirky charm. We think it's a great choice for a casual lunch or dinner with a group of family and friends. A traditional pub and so much more. We love the relaxed atmosphere with a really imaginative drinks menu and some 'smokin' food too.



4.

FARM GIRL FOR A COFFEE, HEALTHY BRUNCH AND DOG FRIENDLY

www.thefarmgirl.co.uk/location/notting-hill

The name makes you feel good as soon as you enter this wonderful place, situated on the original Farm Girl on Portobello Road, a quick hop from Notting Hill Gate station. Beata Heuman has created a pretty unique ambience inside and out – think a blend of laid back California beach living with a rustic country house feel. We recommend trying the innovative all day brunch –

all good things organic and local. You won't find better coffee – try their Lavender latte and we defy you not to be tempted by the daily array of freshly baked cakes and pastries. Outdoor heaters and wool seat covers mean you can sit outside even on a chilly day or soak up the rays in summer on the terrace. Best of all dogs are welcome!



5.

GOLD FOR LUNCH

www.goldnottinghill.com

If you want to feel like one of the locals, then head to Gold in the beating heart of Portobello Road. This restaurant is set out over three floors with a lively late night bar and dining space inside and out. The laid back atmosphere makes it a great choice for sharing seasonal platters of tasty food cooked in wood ovens from the open kitchen.



6.

ORASAY FOR DINNER

www.orasay.london

Notting Hill's Orasay is a small, elegant neighbourhood restaurant which brings flavours of the Western Isles to W11. We can't fault the wonderful seafood, accompanied by a great fine wine list and comfortable authentic atmosphere.

FOR SALE

W11
LAMBTON PLACE
£2,000,000

- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom

- 1066 sqft
- Residents Parking
- Freehold





W11

LADBROKE WALK

£1,895 pw

- 4 Bedrooms
- 1 Reception Room
- 3 Bathrooms

- 1659 sqft
- Garden
- Unfurnished

TO LET

W11 • PRICE ON APPLICATION

ST. LUKES MEWS

3 Bedrooms •



W8 • £7,000,000

RADLEY MEWS

• 12 Bedrooms



SW7 • £4,750,000

ELVASTON MEWS

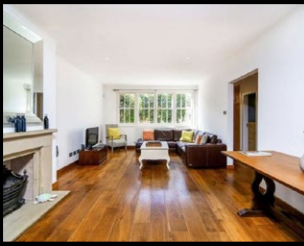
2 Bedrooms •



SW7 • £4,700,000

STANHOPE MEWS EAST

• 3 Bedrooms



W2

CAROLINE PLACE

£3,800,000

• 5 Bedrooms



SW7

QUEEN'S GATE MEWS

£3,550,000

• 4 Bedrooms



SW1X

PONT STREET MEWS

£3,550,000

• 3 Bedrooms



SW7

RUTLAND GATE MEWS

£3,250,000

• 3 Bedrooms



W2

HYDE PARK GARDENS MEWS

£3,000,000

• 3 Bedrooms



W2

ST. STEPHENS MEWS

£3,000,000

• 4 Bedrooms



W2

CRAVEN HILL MEWS

£3,000,000

• 5 Bedrooms



SW10

COLEHERNE MEWS

£2,750,000

• 4 Bedrooms



W2

GARDEN MEWS

£2,750,000

• 3 Bedrooms

W2

PRINCES MEWS

£2,700,000

3 Bedrooms •



W11

ADDISON PLACE

£2,650,000

1-2 Bedrooms •



W2

LEINSTER MEWS

£2,550,000

4-5 Bedrooms •



W2

PRINCES MEWS

£2,500,000

3 Bedrooms •



W2

LANCASTER MEWS

£2,500,000

3 Bedrooms •



W9

PINDOCK MEWS

£2,500,000

1 Bedroom •



SW1X

BOWLAND YARD

£2,495,000

2 Bedrooms •



W2

PRINCES MEWS

£2,450,000

3 Bedrooms •



W1G

DUNSTABLE MEWS

£2,450,000

2 Bedrooms •





W2

PRINCES MEWS

£2,250,000

• 3 Bedrooms



W2

LEINSTER MEWS

£2,200,000

• 3 Bedrooms



W2

SOUTHWICK MEWS

£2,150,000

• 4 Bedrooms



W2

LANCASTER MEWS

£2,100,000

• 2 Bedrooms



W14

RUSSELL GARDENS MEWS

£1,750,000

• 5 Bedrooms



W11

HIPPODROME MEWS

£1,395,000

• 2 Bedrooms



SW1V

WEST MEWS

£1,250,000

• 2 Bedrooms



W9

ELGIN MEWS NORTH

£1,050,000

• 1 Bedroom



W14

COMERAGH MEWS

£950,000

• 1 Bedroom

FOR SALE

W11

LADBROKE WALK

£1,895 pw

4 Bedrooms •



W1D

DEAN STREET

£1,350 pw

3 Bedrooms •



SW10

COLEHERNE MEWS

£1,400 pw

3 Bedrooms •



SW7

QUEEN'S GATE PLACE MEWS

£1,400 pw

3 Bedrooms •



W2

SOUTHWICK MEWS

£1,250 pw

4 Bedrooms •



W2

LANCASTER MEWS

£1,100 pw

3 Bedrooms •



W2

JUNCTION MEWS

£1,000 pw

3 Bedrooms •



SW7

ELVASTON MEWS

£995 pw

2 Bedrooms •



W2

BATHURST MEWS

£875 pw

3 Bedrooms •





W2

GLOUCESTER MEWS

£875 pw

• 3 Bedrooms



W2

BROOK MEWS NORTH

£850 pw

• 3 Bedrooms



W2

BROOK MEWS NORTH

£800 pw

• 2 Bedrooms



W2

BATHURST MEWS

£795 pw

• 3 Bedrooms



W2

CRAVEN HILL MEWS

£750 pw

• 2 Bedrooms



SW7

ASTWOOD MEWS

£725 pw

• 2 Bedrooms



SW5

CHILDS PLACE

£650 pw

• 2 Bedrooms

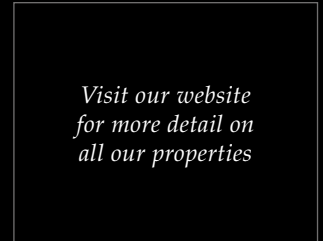


NW8

NORTHWICK CLOSE

£595 pw

• 3 Bedrooms



*Visit our website
for more detail on
all our properties*

LUROTBAND.CO.UK

020 7590 9955

TO LET

SW1W • £1,100 pw

MINERA MEWS

• 2 Bedrooms •



W2 • £850 pw

RADNOR MEWS

• 3 Bedrooms •

SW10 • £995 pw

BILLING STREET

• 3 Bedrooms



SW11 • £485 pw

**PRINCE OF WALES
MANSIONS**

• 2 Bedrooms

THE LAST WORD IN MEWS

LUROT BRAND

8 Ladbroke Grove, Notting Hill,
London W11 3BG

37-41 Sussex Place, Hyde Park,
London W2 2TH

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London SW7 4QS

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