

MEWS NEWS

AUTUMN 2020



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WELCOME TO MEWS NEWS FROM MARLON LLOYD MALCOLM

*“From behind the
COVID clouds strong
rays of optimism
surprise us.”*



So much has happened and so much has changed since the last 'lockdown' edition of Mews News. Post lockdown, as estate agents, we have had to adjust to an entirely different method of running our business and taking care of clients and applicants. Our new reality is one where we proceed with caution – viewings wearing PPE and perspex glass, but the upside is we are back and busy with appointments galore.

If I'm honest when lock down was announced, we as a business thought the sale of property let alone central London mews would stall completely for

the remainder of 2020. Our immediate reaction was to protect our landlords and tenancies while reducing our costs as much as possible. Challenging as it has been, we have kept business on course. We've also learned from the experience – the importance of regular communication (in whatever form) with colleagues, business associates and above all clients.

But less about us and more on the topic of central London in the next update from property journalist Zoe Dare Hall. We also take a look with Noah Pearlman at what the leafy north London set are doing since



'BoJo' allowed agents back to the front line for essential work!

Being in an ongoing battle against COVID-19, it seems fitting the article from our mews specialist surveyor Martyn John Brown examines the impact of bombing during both World Wars on our mews streets.

Mollie Crowley our head of lettings, shares some top property tips for landlords to attract new tenants. In this issue, our in-house team pick out some favourite SW7 retailers, restaurants and places; one of which we hint at on the front cover.

So without further ado, I hope you enjoy the read as much as we enjoy putting it together. It's so heart-warming to be able to enjoy London and see the mews community become even stronger through these times. We thank you all for your support of Lurot Brand and your fellow mews neighbours.

Our thoughts go out to all of you affected and impacted by COVID-19 and collectively, we at Lurot Brand hope that everyone will experience a calmer brighter end to 2020.



LIFE AFTER LOCKDOWN

BY ZOE
DARE HALL

With Lurot Brand's sales figures by August 2020 already ahead of the whole of last year's, perhaps London's prime property market has fared better through a pandemic than political stagnation. But are we out of the woods?

Cast your mind back several months to pre-COVID times and you'll recall the year began with a bang for London's prime property market. The "Boris bounce" that followed the Election result, combined with the perception of some progress at long last with Brexit, marked the moment the market emerged, revitalised, after nearly four years of political turmoil.

Then COVID-19 hit. However, since the property market re-opened on May 12th after several weeks of lockdown, there has been a flurry of activity not unlike those early weeks of 2020.

The latest figures from LonRes show a 9% increase in the number of prime London properties under offer in July compared with

the same month last year. Transaction numbers fell by 28% over that same period, "but sales take a while to progress from under offer to completion, so there is a bit of a lag in increased activity feeding through. We use under offer as a more immediate measure," explains Marcus Dixon, LonRes's head of research.

Marlon Lloyd Malcolm, head of sales at Lurot Brand, expresses surprise at the determination of so many buyers to push ahead with purchases, mid-pandemic:

"But the 'safe as houses' mantra rings true – people feel property is a pretty good place to put your money and they want to feel there is life after lockdown. I think the next couple of months will continue to see high levels of activity."

using their streets in a sociable way



In just six weeks over July and August, Lurot Brand have handled as many sales as they did in the whole of 2019. “After four or five years of sitting on the fence since the EU referendum, people just want to get on with it,” says Lloyd Malcolm.

He believes, that ‘although the stamp duty holiday means little in practical terms to those buying prime properties, the perception of positive news has boosted the market’. And lockdown may have helped to highlight the charms of mews houses, Lurot Brand’s specialist niche. “They offer a sense of community in the street and avoid having communal spaces or shared entrances,” says Lloyd Malcolm. “The downside is the lack of gardens, but people are using their streets in a sociable way, lining them with picnic benches. Mews streets take away the anonymity of living in London.”

Lloyd Malcolm feels, though, that “the news cycle” has yet to move on to covering the darker clouds that lie ahead for the property market: the end of the furlough scheme in October, a likely second

lockdown, and Brexit, “though there are at least positive noises coming out of the EU around some kind of trade deal,” he says.

For now, though, those who can are on a spending spree. One fundamental that never changes, says Lloyd Malcolm, “Is that buyers will always spend their maximum budget on a property. If they have £3m, they never spend £2m and decide to save £1m.”

But one effect of prolonged time at home in recent months has refocused buyers’ minds on their idea of perfection – and when they find it, they are willing to pay the price. “Around half of our transactions at present are at full asking price,” says Lloyd Malcolm. “Current buyers have sat around looking at property for anywhere between six months and five years. They know exactly what they want – which is usually properties that are ready to move straight into - and if they see something that is in perfect order, on a good street and within their budget, they go for it. They don’t want to wait any longer and risk losing it to another buyer.”

For some, an initial 'gung-ho' enthusiasm turns to cold feet when they see the pound signs and pitfalls of a 'compromised' property that needs work or is set on the wrong end of a street. "We're seeing this scatty type of buyer change their mind without a moment's notice and often decide to rent for a year instead," says Lloyd Malcolm.

Disappointing as that may be for a vendor, it's a reminder that in a highly-charged market such as this, sellers can't afford to lose momentum. "You want to get the deal done immediately and present your house in the best way possible," says Lloyd Malcolm, whose agency has recently set up a Design Services department to source designers to suit the client's brief, budget and style.

"If your property needs major work, be price realistic. Nothing is achieving top dollar. If it still doesn't sell, move ahead with getting planning permission or party wall awards and engaging with the project – then you will be improving a good investment in periods of stagnation," he adds.

It's easy for vendors to mistake the current keenness of buyers as a sign that they will pay a high price. But "fair value", says Lloyd Malcolm, will be lower than what the property would have fetched in 2015. "If that price expectation doesn't make sense for the vendor to sell, then we have been finding other ways to make our clients' property investments work for them as there's no point giving unrealistic hope. Currently, if a property is priced right, it will sell."

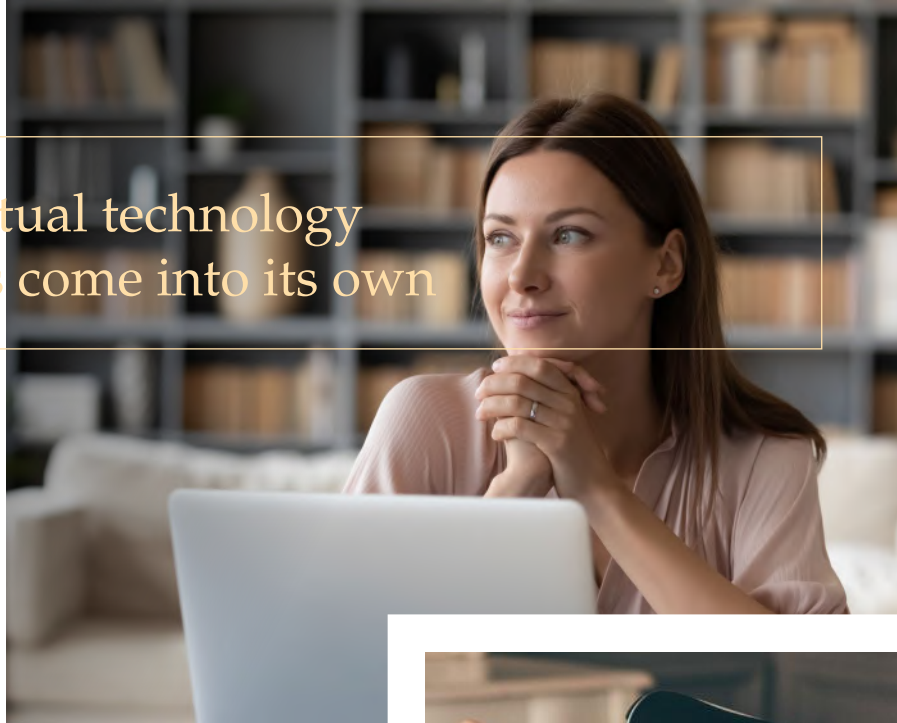
Would-be buyers who are weary of seeing the same old houses for months on end are being tempted by a fresh injection of stock on the market. The rental market is seeing rising stock levels, too, and "tenants have never been more powerful," says Lloyd Malcolm – which won't come as good news to landlords.

The major events of the past 12 months have led to far fewer tenants in prime central London – which, in turn, makes those tenants who do exist feel they have the pick of the crop at a bargain price.



improving a good investment

Virtual technology has come into its own



With this scenario most likely to continue for the next 12-18 months, landlords would be wise to accept the best tenant at the best price they offer, “but with increased flexibility to end the tenancy agreement if the market improves. Then we can renegotiate a new tenancy at a higher price,” says Lloyd Malcolm. “Over the coming year, many of our landlords view it as better to have some rent than a vacant property.”

Glass half-full types will be viewing this summer’s surge in sales transactions as a positive sign of what’s to come. Their half-empty counterparts will still be counting the losses of nearly three months of no sales that came before.

“We shouldn’t get ahead of ourselves too quickly. We’re not out of the woods,” says Lloyd Malcolm.

The pandemic has left some positive marks on the property industry. Virtual technology has come into its own as a way of facilitating viewings during lockdown – Lurot Brand sold two London houses, using *Matterport*



technology, to buyers in the countryside who couldn’t view them in person. “We believe this style of technology is here to stay and becoming more sophisticated by the day. Now that everyone is more comfortable with virtual viewings and video conferencing, the pandemic has probably accelerated the working environment by 10 years,” says Lloyd Malcolm.

Now if someone could just work out a way of accelerating 2020 into a COVID-free new world, that would be wonderful.

SPACED OUT AT HOME IN LONDON

By Noah Pearlman



As much as I started to enjoy eating and binge-watching Netflix during lockdown, venturing out of hibernation into a new world is a welcome restart to daily life.

POST LOCKDOWN BUYERS WANT A SENSE OF WELLBEING

Since returning to the property marketplace to help those looking to sell or buy their ideal mews property, the thing that has really stood out for me and what I have found most interesting, is the need for light and space. More than ever, buyers are looking for living spaces to provide a sense of wellbeing. There has been a conscious shift in what we are willing to accept in our London homes.



OLD MEWS NEW SPACE INSIDE AND OUT

Achieving a greater sense of space in a traditional London mews house requires careful thought and clever planning.

There is a misconception that traditional mews houses lack internal and private outside space. The fact is mews owners are creative beings. And the joy of owning a mews house is the ability to create space where there appears to be none. From building sunken floors to roof extensions and basements to balconies or pulling down walls to reconfiguring staircases, mews houses are really very versatile. Add in some great interior design - balance furniture to work with the room's scale and proportions, keep the walls clear of clutter and use warm tonal colours. And that's just the internal space.

Externally you may be making full use of that space directly outside your front door with a lovely table and chairs or a fabulous bench, perfect for a G&T and a catch up with the neighbours at the end of the day. My personal favourite in stylish seating has to be this folding teak bench, simple genius!



“Space comes in all types of forms and senses and a sense of wider outdoor space has become a priority for so many more buyers, since lockdown limited our ability to go where we pleased outside of our own home.”



LONDON'S GREEN SPACES

Luckily London is home to many open outdoor spaces. Across my patch in north London, we are spoiled for choice when it comes to outdoor space, from ancient woodland to sprawling Hampstead Heath, or fabulous hill climbs to historic palaces and parks. Not forgetting our famous open swimming ponds, once only reserved for the cold-water bathers, but now becoming a real trend for wild and outdoor swimming as both physical exercise and a mental health workout.

LESSONS LEARNED POST LOCKDOWN

What we've learned post lockdown, is that should you be thinking of selling or buying a mews property, a mews house gives you that all important personal space inside and out. If you're selling, purchasers will quickly see the value of well thought out space and if you are buying a mews property don't forget to look at the creative potential to create the perfect space that works for you and the way you like to live, work and play.

So think big and beyond being restricted to a standard back garden and an open-plan living area, if like us, you love the scope a mews has to offer.

If you need any help finding the right balance, we have been helping people like you for nearly 50 years and we definitely won't cramp your style.



ONE-TO-ONE WITH PROPERTY DEVELOPER SIMON GRANTLEY

Founder of Sizona

Londoner, Simon Grantley is a property developer who takes an aesthetic approach to transforming and reconfiguring residential properties across some of central London's most sought after locations.

sizona.co.uk
sizona.london

Founder of Sizona, alongside his award winning property development and management business, Simon has also established both a very successful location hire venue in the heart of London EC1 near Clerkenwell and Old Street.

Where did you grow up?

- I'm a Londoner through and through. I grew up in Stoke Newington and over the years, have lived in Islington, north London and central London.

Did you always want to be involved in business?

- From the age of around 12, I was always eager to have part-time and holiday jobs. I started up my own car cleaning round and from visiting a record shop in the Angel, I began buying and selling records. I loved the buzz and energy of marketing in London and taking something and styling it into something people would want.

For about 15 years, I worked as what was known as a 'runner' in the fashion fabric and textile business. This was before everything migrated overseas and when clothes manufacturers bought fabric directly. I remember when we would literally run down the street, trying to sell our fabric in the largest quantity and for the best price to the buyers who would make the clothes that eventually sold in high street fashion

retailers. I learned a lot about negotiation and engaging with people and getting a feel for what they wanted.

How did you get into property development and design and particularly mews houses?

- It seemed a natural progression as I've always appreciated the aesthetic of buildings and styling interiors in a pared down less is more way. Historically, back in the 60's and 70's, the mews house had a certain glamour with a sports car on the cobbles outside; for decades, celebrities from models to actors and rock stars have been photographed in a mews.

What is it about mews properties that you most enjoy?

- The beauty of a mews is that they have flexibility inside and often out and suit a work/life balance. They are usually situated in prime streets, that are quiet and away from busy traffic, they have a sense of community with neighbours and some businesses, so a good mix. Plus, they often come with private parking, sometimes a garage and usually outdoor space, from a courtyard to a roof terrace. A mews house can be a more affordable flexible option than a traditional townhouse in say Notting Hill or Marylebone whilst enjoying a prime location.

Do you currently live in a mews house?

- I'm fortunate that I've lived in several London mews properties, in Eastbourne Mews and Brunswick Mews. Once you live in one, you get to really understand them and appreciate how much opportunity there is to reconfigure the space, so that it really functions in a unique but harmonious way. Currently I live in a former converted warehouse which is a great space in the heart of London, but the interior styling reflects the way I like mews interiors to feel – simple, fluid and light.

Tell us about one of your recent property projects?

- One of our recent development projects has been in Notting Hill, where we've transformed three mews properties in Princes Mews in close collaboration with architect *Neil Tomlinson* www.ntarc.co.uk.

We bought three properties in the mews where once a *Rolls Royce* car service garage had been. We took a very large five bedroom house, two garages and one single house, dug three basements and created three mews houses, with the same style interiors.

We were delighted that the interiors won a Gold medal for the London Design Awards 2019 www.drivenxdesign.com/LON19/project.asp?ID=19003.

What are the top tips you can give for refurbishing a mews house?

- The late Colin Chapman, founder of Lotus Engineering and Lotus Cars Ltd said: "*Simplify, then add lightness. ...*" For me, this says everything about the essence of excellent and well-conceived design, inside and out.

I always aim to create a fluid synergy in the choice of materials throughout different areas within a property. For example, using the same stone tiles in a reception space as in bathrooms, but choosing a slightly darker shade to create a subtle distinction and contrast between rooms and levels. Choose the right architect for the project. Try to use the best quality natural materials you can afford. Avoid overcrowding a space with too much distraction, like features or differing textures and colours, less really is more for impact. I think a well-designed space should flow gently rather than everything be vying for attention from the off.

Tell us a little more about your London location hire venue

- Dingley Place is a warehouse loft apartment that has been used to shoot a plethora of television hits, including *Killing Eve* and *Fleabag*, photo shoots from *Vogue* to the *Financial Times*, feature film shoots and commercial shoots for companies like Apple, Amazon and Sony. The property is also hired for major brand and product launches, private and corporate events and cocktail parties. It's an architect designed minimalist loft space spread over 2,000 square feet on two levels. The design conscious interior showcases a blend of modern and retro interiors, exposed brickwork, natural stone and a landscaped ground-floor courtyard.

Most favourite building in London and beyond

- I have to say the Barbican – I'm all about concrete and minimalism. I also admire the Tate Gallery. The Bauhaus movement has been an important influence and source of inspiration for me, so I would have to put The Barcelona Pavilion high on my list.

Where do you go to escape the city and recharge?

- Actually, I love London and feel energised by the city. If I need some thinking time I'll head to a private members club either in town or in The Cotswolds. I'm a loyal supporter of a well known premier league London club, so I try to go to as many of their home and away games as possible. I'm also a big Formula 1 enthusiast, which takes me to some great places.

Person you most admire and why for how to approach life, work and business?

- As I mentioned earlier, Colin Chapman founder of Lotus Cars is one of my all-time greats.

As far as inspirational architects go, Ludwig Mies van der Rohe and Lilly Reich who designed The Barcelona Pavilion in 1929 as a symbolic work of the Modern Movement, built with glass, steel and different marble classes, were incredibly ahead of their time.

Details of the three mews for sale on pages 34-35.

EVERCHANGING MEWS MEWS IN THE WARS

This article is going to answer your curiosity about why some London Mews may have remained intact while others have been rebuilt, or why some Mews have 1950's and 1960's additions to the Mews.

Stanhope Mews East: Only the Arch remains (now Grade II listed) – *Bombsight.org* records that 27 high explosive bombs were dropped between 7th October 1940 to 6th June 1941 in Queen's Gate. Its subsequent total redevelopment was reproached when described by the Royal Borough as 'mild mannered... and, fairly convincing', it went on to refer to it as a 'garage court' as well as to state... that all interest and variety was designed out on rebuilding'.

Stanhope Mews East





THE BLITZ (German Blitzkrieg – lightning war): Carpet Bombing – recorded in Second World War occurred largely between 1940 and 1941.

The following gives a chronological outline of events affecting the Mews during wartime, not a comprehensive record of events.

Neither the First or Second World Wars were kind to London or its Mews. Due to their central location the Mews (and their environs) were either directly or indirectly targeted by the Germans. Such was the blanket bombing of central areas of London, that the vast majority of Mews suffered either direct hits with around 10 per cent hit directly, or collateral bomb damage.

The bombing of London commenced in WW1. During the Great War London was the main target of the German aerial bombing campaign. The Germans carried out raids primarily using airships, then airplanes. The raids resulted in around 2,900 people being killed or injured in London over the period of four years from December 1914 until August 1918.

Horrific as this was, it proved little more than a warning by comparison with the near 30,000 London atrocities during WWII and in particular the blitz. The Blitz caused serious damage to the City of London and destroyed the docks in the East End. Surprisingly, the West End of London remained relatively intact.

London had lived with the threat of bombing since the outbreak of the war, but this only became reality once France fell to Germany in June 1940, enabling the Luftwaffe to use French and Belgian airfields to bring their attacks into range.

For a period of nine months, the Luftwaffe kept up the Blitz attack ending May 1941. Attacks on London were merciless and incessant. During one 57 day period from September 1940, some 200 planes were launched every night and the last major attack on 19th May 1941 involved more than

500 planes. It is estimated that around 18,800 tons of high explosives were used in the Blitz night attacks and over the whole duration of the war, the attacks damaged around 3.5 million buildings.

Following the Blitz, as Germany looked east towards the Russian front, the attacks on London became more sporadic and there was some relief from the intensive bombing lasting until December 1943. However, still the bombs continued to be a constant threat while fighter planes ran 'tip and run raids'.

The Baby Blitz occurred between January and May 1944, as a series of attacks were mounted on London in response to British attacks on German towns. German bomber crews were guided by flares dropped by pathfinder aircraft. This tactic caused considerable damage to London's landscape and brought significant results for the Germans.

As British seaports became the German focus, the V-1 flying bombs arrived. These were pilotless and due to their rumbling noise became known as 'doodle bugs'.

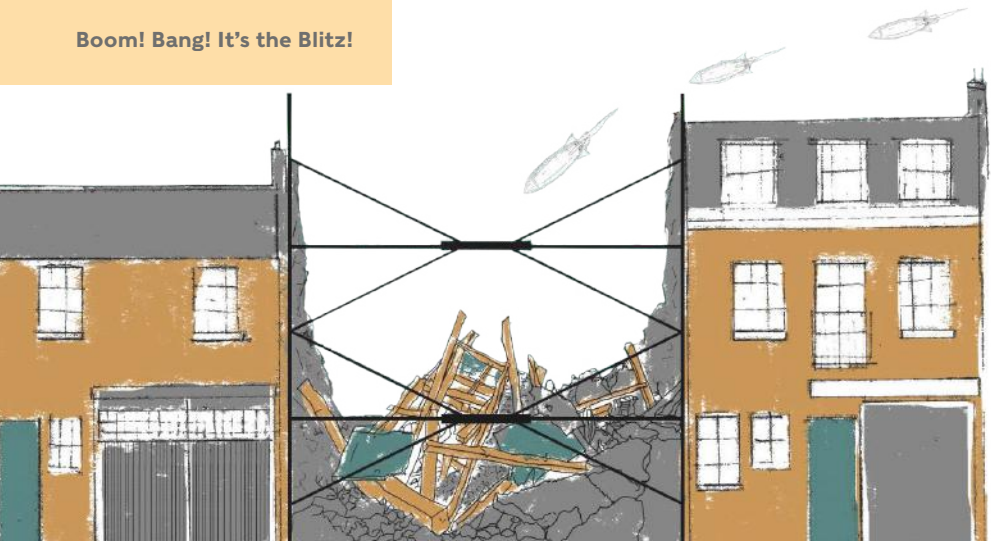
Not known for their accuracy and prone to mechanical failure, their 850kg warhead packed a significant punch. More than 73 hit Greater London on one June day in 1944.

The British bombers targeted V-1 launch sites eventually shutting them down in September 1944. The same month V-2 rockets hit London. Considerably bigger with more range, speed and accuracy the V-2 was termed the world's first ballistic missile and carried a 1000kg warhead. They travelled without the noise of the V-1 and whilst the number of incidents was fortunately small due to the war nearing its end, their lack of warning caused high casualties. 10,000 V-1 flying bombs were launched at London and just under 1400 V-2 rockets.

London City Councils' Surveyors Records meticulously recorded the extensive damage to personnel and buildings, known as the 'ruin recorder' service and held today in the Metropolitan archives. Contemporaneous plans were made of each and every bomb, incendiary and rocket and machine gun attack which

Mews in Blitz (and pieces)

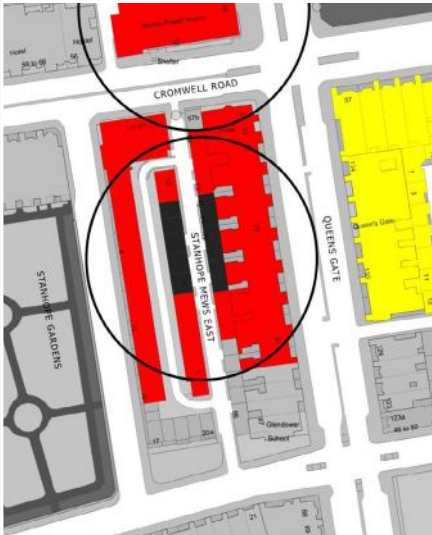
Boom! Bang! It's the Blitz!



has produced a series of coloured plans to record the following:

- **Black Circle:** V-1 Flying Bomb
- **Black:** Total Destruction
- **Purple:** Damaged Beyond Repair
- **Dark Red:** Seriously Damaged – Doubtful if repairable
- **Red:** Seriously Damaged – Repairable at a cost
- **Orange:** General Blast Damage – Not structural
- **Yellow:** Blast Damage – Minor in nature
- **Green:** Clearance Areas

The records for Stanhope Mews East are replicated below and show a direct hit causing total destruction to the centre of the Mews and serious damage elsewhere. The Mews was rebuilt as a result, although not entirely pleasing the planners.



Over 400 Mews have suffered some form of bomb damage. The worst affected include: Adam & Eve Mews, Archery Close, Atherstone Mews, Belgrave Mews South,

Berners Mews, Broadstone Place, Brooks Mews, Cadogan Lane, Catherine Wheel Yard, Cavaye Place, Celbridge Mews, Chesham Mews, Cheval Place, Chilworth Mews, Clarence Mews, Codrington Mews, Coleherne Mews, Connaught Close, Deanery Mews, Dell's Mews, Dudmaston Mews, Eaton Mews South, Eaton Mews West, Ebury Mews, Eccleston Square Mews, Elvaston Mews, Frederic Mews, Grosvenor Crescent Mews, Halkin Mews, Harriet Walk, Holland Park Mews, Lee's Place, Manchester Mews, Moreton Terrace Mews North, Rabbit Row, Rutland Gardens Mews, St. George's Square Mews, Wilkin Street Mews, William Mews, Wilton Mews.

The Mews also had another important part to play in the wars when a number of Mews were appropriated in the fight against the German allied forces. Their location and adaptability allowed them to be used for ambulance or fire stations, also as general storage of armaments and other essentials needed for the war effort.

Today the majority of Mews have been repaired and rebuilt. These reparations have since largely weathered in to become an accepted part of the Mews streetscape. Yet another example of the Mews' adaptability and its everchanging nature.

This article was written by Martyn John Brown MRICS, MCIQB, MCABE, C. Build E, MNAEA, MARLA, MISVA of Everchangingmews - www.everchangingmews.com who is a specialist Mews Consultant.

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

TIPS TO MAKE YOUR RENTAL INVESTMENT STAND OUT IN A CHALLENGING MARKET

By Mollie Crowley



It is no secret that the last few months have been like no other. With more lettings stock on the market than usual, now is the best time to ensure your property is up to scratch when it comes to decoration.

BEFORE



AFTER

Here are three of my top cost-effective tips to ensure your property stands out from the crowd.

1. PAINT YOUR KITCHEN

Painting kitchen cabinets is an easy and affordable way to freshen up the space instantly and add a more contemporary feel.

To the left, is a successful transformation, where we advised a landlord not to replace the light wood cabinets, but to paint them in a fashionable shade of grey. Overall, the effect created was modern, clean and sleek. Once the change had been made, we were able to find a tenant almost immediately.

2. PAINT YOUR FRONT DOOR

First impressions count. Take a look at your front door and if it looks a little jaded, give it coat of its original paint colour, alternatively, make a statement and go with a different front door colour altogether.

Mews' streets attract lots of passers-by, so maintaining the exterior of your property and adding seasonal flowers and plants to window boxes, pots, planters and hanging baskets can enhance the kerb appeal and show it off. This includes making sure paintwork and repairs are kept on top of and the building is well cared for on the outside as much as the inside.

3. UPGRADE DOORKNOBS AND LIGHT FITTINGS

Another affordable yet effective interior hack is to upgrade door furniture and cupboard handles throughout the house; this is a simple exercise that will instantly enhance a room's appearance.

Opting for chrome light sockets will bring a room up to date - far more timeless and robust than brass or gold. Careful choice of light fittings can really work wonders - it's important to select the right light for each room. Downlighters or spotlights rather than hanging lights are far more practical and better in bathrooms and kitchens, where good lighting is essential, plus they are more energy efficient.

NEW LETTINGS LEGISLATION UPDATE EICR

From the 1st July 2020, the lettings industry has had to comply with new legislation called *The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 (EICR)*. EICR stands for Electrical Installation Condition Reports.

Landlords must now have a registered EICR contractor complete an EICR report on a property before a new tenancy begins. White goods will be tested, as well as consumer units and switches. The property will then either fail this inspection or pass and be issued with a certificate. If the property fails to comply with the standards, this will be recorded on the report and the landlord must pay for work to be completed to rectify these issues before a tenancy can commence. We suggest doing this report sooner rather than later in case of a quick 'move in'. The report costs circa £170 but can depend on the size of your property and we can advise on appointing a qualified person to carry out the report.

LB LOVES...

SW7



1.

THE ANGLESEA ARMS

Can be found on the corner of Selwood Terrace in South Kensington. In the same road where Charles Dickens once lived at number 11. The pretty quintessentially English pub has outdoor seating for people watchers and is located on what was a market garden and plant nursery in the 1700's. The pub is renowned for serving a delicious British menu and its traditional Sunday roasts. In 2019, the Anglesea Arms was awarded an AA Rosette for culinary excellence. Dog friendly in the bar. Currently pre-booking is essential.

www.angleseaarms.com



2.

SOUTH KENSINGTON FARMERS SATURDAY MARKET

From 9am until 2pm, whatever the weather, you can wander around this popular and authentic farmers market in Bute Street. An attractive little street just five minutes from South Ken tube. The market stalls are a feast for the eyes and the market traders are passionate about their produce and products from meat, fish, cheese, fruit and all things delicious. Grab a freshly ground coffee and a free range sausage sandwich from The Parson's Nose and explore the morning's south coast catch of the day from Christchurch Fish. Discover free range poultry from Fosse Meadows, grass fed beef and lamb from Beatbush Farm, Olivier's Bakery for artisan breads, cakes and pastries, seasonal organic fruit and veg from Ted's Veg and a delicious range of products and produce from local farms and growers.

www.lfn.org.uk/markets/south-kensington



3.

PARTRIDGE'S

Is the proud owner of a Royal Warrant by appointment from HM The Queen in 1994. The family business was opened in Chelsea in 1972 by Sir Richard Shepherd and became known as the purveyor of fine foods and wines from across the world. 'Good things for the larder' is Partridge's company slogan and this continues to be the mantra of John Shepherd, who is the managing director and brother of Richard. The shops sell quality foods, produce delicious hampers and showcase their array of products with the greatest care and attention. This is a foodie's treasure trove and fit for a queen!

www.partridges.co.uk



4.

FISKENS

Based at their Kensington showrooms and headquarters in Queens Gate Place Mews, where a fine car collection is parked on the cobbled street. Fiskens is a famous fixture of the collector's car landscape with an international reputation for dealing in the finest historic automobiles from all eras – think Jaguar, Maserati, Bentley and Ferrari. Passionate and generous about sharing their well-informed enthusiasm. These experts pride themselves on their knowledge and skill for taking the hassle out of deals when it comes to both selling and buying an old car. Customers become friends and bond over a belief that an old car should be satisfying and driving one should thrill.

www.fiskens.com



5.

NOBLE MACMILLAN

The high end but still affordable leather accessories and boutique store is tucked away in Elvaston Mews, Kensington. Founded over 30 years ago by Tom Dodd Noble and Adam Macmillan, the grandson of prime minister, Harold Macmillan. Here you can find a selection of beautiful notebooks, wallets, photo frames etc in a tasteful palette of coloured leather. The shop is the perfect stomping ground for present buying and for something truly personal and traditional.

www.noblemacmillan.com



6.

MOLLY ROSE BAKERY

South Kensington recently welcomed the second Molly Rose bakery – ‘bakers of cakes and dreams.’ This is a neighbourhood bakery that hosts a friendly relaxing place for people to savour a coffee or cup of tea and inevitably something freshly baked with love and care. The bakery runs a family kitchen from where childhood memories are stirred from the aroma wafting of wonderful cakes, bakes and pastries. A sense of belonging and coming home is what Molly Rose creates along with temptation from the moment you walk in.

www.mollyrosebakery.co.uk



7.

CADOGAN CONTEMPORARY

Set up in the 1980's this is a truly independent art gallery in the heart of Kensington. The gallery represents and exhibits an exciting range of British and international artists, sculptors and photographers. Collections are carefully chosen, eclectic in nature with artist's works from abstraction to hyperrealism. This special curated space maintains an authentic and lasting identity.

www.cadogancontemporary.com



8.

KYNANCE DRY CLEANERS

Located on Kynance Place. No ordinary dry cleaners, but London's finest. The Kynance experts deal with the care and treatment of the finest most delicate fabric and cloth. From Cashmere to Merino coats and sweaters to silk and satin evening wear – this is the place where miraculous results resurrect and rescue your favourite wardrobe pieces. The craftsmanship and techniques in fabric care, from evaluation to a final hand inspection combined with excellent service, are meticulous and second to none.

kynance-dry-cleaners.business.site

TO ALL SOUTH LONDON MEWS OWNERS

*Over the years
Lurot Brand
have sold many
mews houses in
South London,
from Battersea
to Bermondsey,
Wandsworth
to Waterloo,
and Peckham
to Putney.*

We put to good use the time this current emergency has offered (never waste a crisis) and we have added 3,000 addresses to our 8,000 existing distribution list.

If you, the mews owners south of the Thames wish to get the benefit of our central London pool of mews buyers, and tenants do please contact us on **020 7590 9955** or on our website **www.lurotbrand.co.uk**

We are focused singularly on people dedicated to living in a mews, buyers and tenants from all over the world but all Londoners at heart.

With the internet now so deeply entrenched, we are all 'international'.

MEWS IN BLOOM

June 2021

We are delighted to confirm that Lurot Brand will be holding our annual Mews in Bloom competition next year, so do prepare yourself for June 2021 and surprise us with colour.





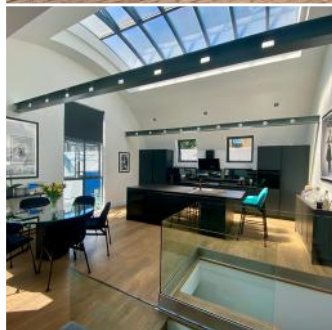
SW7
**QUEEN'S GATE
PLACE MEWS**
£3,750,000

- 5 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- Balcony
- Garage
- Freehold
- 2419 sqft.

FOR SALE

W11
COLVILLE MEWS
£3,500,000

- 4 Bedrooms
- 1 Reception Room
- 3 Bathrooms
- Balcony
- Residents Paring
- Freehold
- 2073 sqft.





W2
LANCASTER MEWS
£2,500,000

- 3 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- Garage

- Residents Parking
- Freehold
- 1471 sqft.

FOR SALE

SW7

QUEEN'S GATE MEWS

£2,500,000

- 3 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- Garden
- Leasehold
- 1900 sqft.





W8
KINGSLEY MEWS

£2,150,000

- 2 Bedrooms
- 1 Reception Room
- 2 Bathrooms

- Residents Parking
- Freehold
- 1388 sqft.

FOR SALE

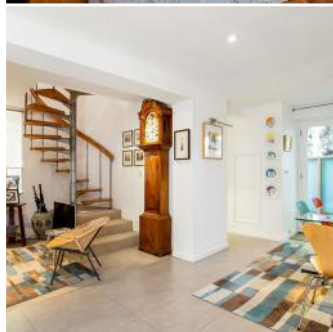
FOR SALE

W11

HIPPODROME MEWS

£1,500,000

- 3 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Garden
- Roof Terrace
- Freehold
- 1142 sqft.





W9

ELGIN MEWS NORTH

£1,050,000

- 1 Bed
- 2 reception Rooms
- 1 Bathroom

- Freehold
- 924 sqft.

FOR SALE

SW7

RADLEY MEWS

£7,000,000

12 Bedrooms •



W11

COLVILLE MEWS

£5,200,000

4 Bedrooms •



W1J

BRICK STREET

£5,000,000

3 Bedrooms •



SW7

QUEEN'S GATE PLACE MEWS

£4,950,000

3 Bedrooms •



SW7

ELVASTON MEWS

£4,750,000

2 Bedrooms •



SW7

STANHOPE MEWS EAST

£4,700,000

3 Bedrooms •



SW3

BURNSALL STREET

£4,500,000

4 Bedrooms •



W2

HYDE PARK GARDENS

£4,000,000

4 Bedrooms •



SW7

PETERSHAM MEWS

£4,000,000

3 Bedrooms •





W2

SMALLBROOK MEWS

Price On Application

• 4 Bedrooms



SW5

LAVERTON MEWS

£3,350,000

• 3 Bedrooms



W11

ST. LUKE'S MEWS

Price On Application

• 3 Bedrooms



W2

LANCASTER MEWS

£3,200,000

• 3 Bedrooms



W2

CRAVEN HILL MEWS

£3,000,000

• 5 Bedrooms



W8

DRAYSON MEWS

£3,000,000

• 2 Bedrooms



W2

HYDE PARK GARDENS MEWS

£3,000,000

• 3 Bedrooms



W2

ST. STEPHENS MEWS

£3,000,000

• 4 Bedrooms



SW7

COLBECK MEWS

£2,995,000

• 3 Bedrooms

SW7

PETERSHAM PLACE

£2,800,000

3 Bedrooms •



SW10

COLEHERNE MEWS

£2,750,000

4 Bedrooms •



W2

GARDEN MEWS

£2,750,000

3 Bedrooms •



W9

PINDOCK MEWS

£2,500,000

1 Bedroom •



W2

PRINCES MEWS

£2,500,000

3 Bedrooms •



W2

PRINCES MEWS

£2,450,000

3 Bedrooms •



W2

LEINSTER MEWS

£2,450,000

4-5 Bedrooms •



W2

PRINCES MEWS

£2,450,000

3 Bedrooms •



SW7

BARNABY PLACE

£2,250,000

2 Bedrooms •





SW7

CRANLEY MEWS

£2,250,000

• 2 Bedrooms



W1G

DUNSTABLE MEWS

£2,250,000

• 2 Bedrooms



W2

PRINCES MEWS

£2,250,000

• 3 Bedrooms



W2

LANCASTER MEWS

£2,100,000

• 2 Bedrooms



W11

LAMBTON PLACE

£2,000,000

• 3 Bedrooms



W2

SOUTHWICK MEWS

£2,000,000

• 4 Bedrooms



SW1X

GROOM PLACE

£1,950,000

• 2 Bedrooms



SW1X

BOWLAND YARD

£1,900,000

• 2 Bedrooms



W2

LEINSTER MEWS

£1,790,000

• 3 Bedrooms

NW1
EGLON MEWS

£1,650,000

3 Bedrooms •



W9
CHIPPENHAM MEWS

£1,595,000

3 Bedrooms •



W14
RUSSELL GARDENS MEWS

£1,500,000

5 Bedrooms •



W2
CHILWORTH STREET

£1,425,000

2 Bedrooms •



NW8
RUTLAND MEWS

Price On Application

2 Bedrooms •



SW1X
STUDIO PLACE

£1,300,000

3 Bedrooms •



SW1V
WEST MEWS

£1,250,000

2 Bedrooms •



W2
SHREWSBURY MEWS

£995,000

2 Bedrooms •



SW7
STANHOPE MEWS WEST

£625,000

1 Bedrooms •



SW1X • £3,550,000
PONT STREET MEWS

• 2 Bedrooms •

W2 • £2,850,000
LOMBARDY PLACE

• 5 Bedrooms



RECENTLY SOLD



W8 • £2,250,000
RADLEY MEWS

• 3 Bedrooms •

W11 • £2,200,000
HOLLAND PARK MEWS

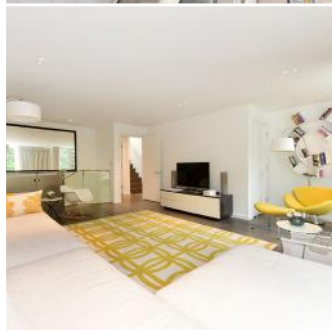
• 2 Bedrooms

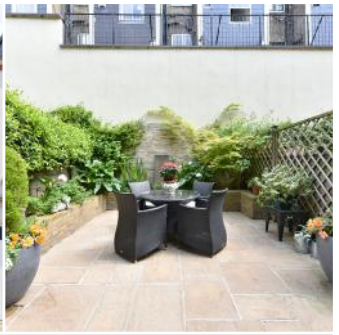
W1T

CRABTREE MEWS

£1,750 pw

- 3 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- Balcony
- Long Let
- 1872 sqft.





W2
CONDUIT MEWS
£1,200 pw

- 4 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- Garden

- Residents Parking
- Garage
- Long Let
- 2285 sqft.

SW7 MANSON MEWS

£1,200 pw

- 2 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Garage
- Unfurnished
- Long Let
- 1514 sqft.





W1H
SHOULDHAM STREET
£1,195 pw

- 4 Bedrooms
- 3 Reception Rooms
- 2 Bathrooms
- Roof Terrace
- Balcony
- Residents Parking
- Unfurnished
- Long Let
- 1603 sqft.

TO LET

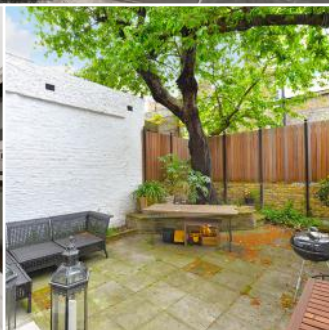
TO LET

W8

HILLGATE STREET

£1,175 pw

- 4 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Garden
- Unfurnished
- Long Let
- 1561 sqft.





W2
RAINSFORD STREET
£1,000 pw

- 3 Bedrooms
- 1 Reception Room
- 3 Bathrooms

- Off-street Parking
- Part Furnished
- 1140 sqft.

W2

LONDON MEWS

£900 pw

- 4 Bedrooms
- 1 Reception Room
- 3 Bathrooms
- Furnished
- Long Let
- 1112 sqft.





SW7

**COLBECK
MEWS**

£1,795 pw

• 3 Bedrooms



W1U

**BENTINICK
MEWS**

£1,650 pw

• 3 Bedrooms



SW7

**QUEENS GATE
PLACE MEWS**

£1,450 pw

• 5 Bedrooms



SW7

**PRINCES
GATE MEWS**

£1,350 pw

• 3 Bedrooms



SW3

**OVINGTON
MEWS**

£895 pw

• 3 Bedrooms



W8

**ADAM & EVE
MEWS**

£805 pw

• 3 Bedrooms



W2

**FREDERICK
CLOSE**

£695 pw

• 3 Bedrooms



W2

**FREDERICK
CLOSE**

£675 pw

• 2 Bedrooms

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

LUROTBRAND.CO.UK

020 7590 9955

W8 • £1,215 pw

ADAM & EVE MEWS

3 Bedrooms •



W11 • £1,150 pw

PEMBRIDGE MEWS

• 3 Bedrooms



RECENTLY LET



W2 • £795 pw

CONNAUGHT CLOSE

2 Bedrooms •



W2 • 650 pw

BATHURST MEWS

• 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

4-5 Kynance Place, South Kensington,
London SW7 4QS

8a Baynes Mews, Belsize Park,
London NW3 5BH

020 7590 9955

WWW.LUROTBRAND.CO.UK



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VAT no. 629 099 505 | T: 020 7479 1999 | F: 020 7479 1910