

MEWS NEWS

SUMMER 2022



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WELCOME TO MEWS NEWS SUMMER 2022

Summer time comes early to London as people go from full-on to full-stop

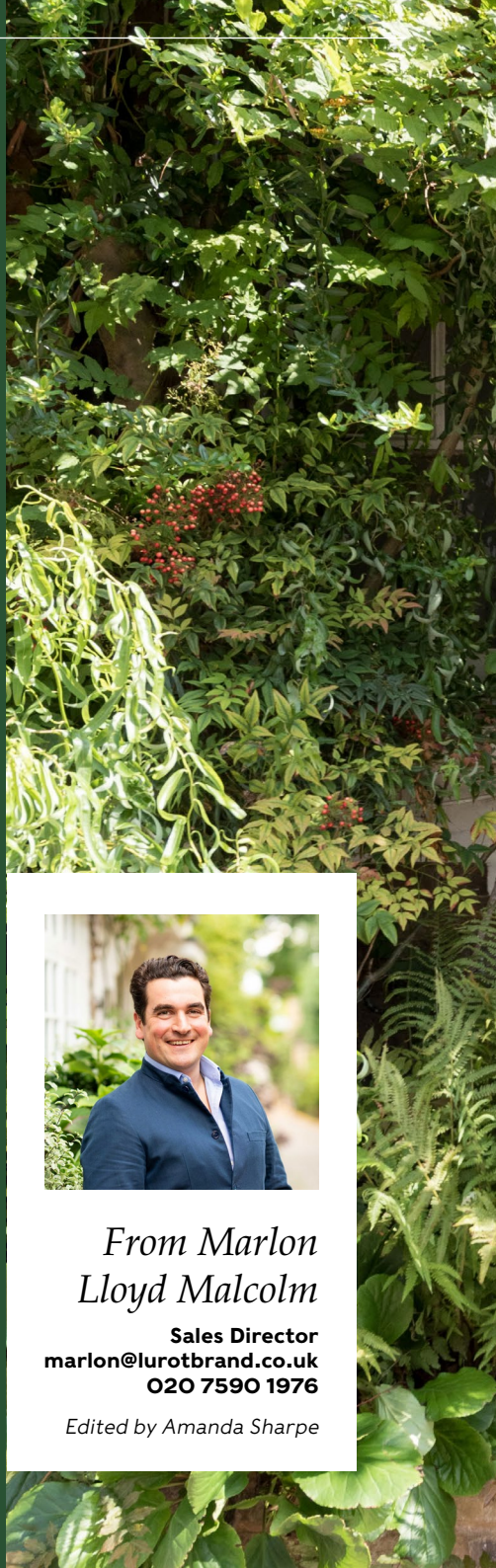
This year, the summer holiday feeling seems to have arrived a little earlier than expected. Up until the end of May, my diary was full, but in the last three to four weeks it's begun to slow down.

This isn't a reflection of buyers losing interest in prime central London, or sellers staying put. It has far more to do with the wider economic outlook and the cycle of gloomy news we're tuning into about a rise in interest rates, inflation and the cost of living spiking against a shrinking economy.

Demand and desire for property in prime central London has by no means disappeared completely, but in all honesty, we predict that viewing levels will remain low. This is only to be expected, whilst there's a general lack-lustre mood towards the outlook short to medium term. Right now, people across the UK, not just London, are questioning how our economic landscape will cope with escalating political and economic troubles.

So, yes, we are experiencing a hefty drop in viewings for speculative sellers of homes priced more optimistically. Following the advice of a realistic valuation means sellers getting a steady flow of viewings, converting into successful offers being agreed.

Certain buyers, regardless of what's happening in the country, do need or want to move, and that motivation, regardless of lower viewing numbers, will continue in offers being accepted and sales going through. So take stock and together we can step forward into summer.



*From Marlon
Lloyd Malcolm*

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ANTOINE LUROT HITS 'REFRESH'

*to introduce the website with
a return to total privacy*



Antoine Lurot
Founder & Chairman -
Lurot Brand



Dear Reader,

Being of an older generation, much older, I have watched the emergence of computers and growth of the internet with fascination. Indeed, I was an early advocate. Lurot Brand was one of the very first firms in London to equip its staff with those iconic apple macs, even though we could barely afford to do it.

But over the years, admiration has turned to a degree of horror. Processes, but more importantly humans, have become slaves to their computers and anonymised by their screens and keyboards. Physiognomy is altered as larger thumbs and bowed heads reflect the new dependence on mobile phones. Who hasn't had to slam on their brakes to avoid the totally unaware girl who steps off the pavement deep in their phone and then been met by a furious stare?

So, all hail the great business model from the Silicon Valley puppet masters, but not for its effect on humans. Are we not

already seeing some organisations and indeed Governments, either trying to partly return the genie back into the lamp or doing the opposite?

Please don't misunderstand me - I am no Luddite. Indeed, my purpose for this letter is to introduce you to our new website.

"So what?" You might ask. I know that if you want to buy, sell or let your property that you'd expect your chosen estate agent to have an attractive website to showcase your property.

But do you truly appreciate that so many in our industry are taking the opportunity to monetise your details with pernicious cookies? Some of those irritating, third party unsolicited emails you receive may well come from agents keen to maximise alternative revenues and share your details with organisations that you have no interest in.

Throughout our 50 years I have sought to be transparent, totally frank and always on the side of the clients who are paying me to market their property – they have contractually agreed to give me a small but substantial slice of their house if we succeed... “thank you Sir or Madam, I am on your side!” It’s therefore very important to me that Lurot Brand continues that philosophy with our new website.

Lurot Brand can categorically confirm that we are not selling your data or using your information in any way shape, or form other than to ensure that the only cookies we use solely enable us to recognise you and your interests when you visit our site. When we are instructed by a client, we appreciate the trust that is placed in us and so it is with our website.

In the same vein, I demand clarity and want to debunk the convoluted processes or language employed by so many which serve to confuse and irritate. We want visitors to the website to find what they want within a couple of clicks because if you can’t find what you want quickly then you will abandon the site and not return.

And trust me, we do want you to return as we constantly update with properties and also interesting information, facts and hopefully some entertainment. Please keep telling us if we’ve got it wrong!

As a fan of TrailFinders’ founder, Sir Mike Gooley who set up his firm just months before Lurot Brand, I hope he won’t mind me reproducing some of his published comments which so accurately echo my own. “Mr Internet is curiously unimaginative... he makes you feel empowered while actually denying you the unseen which would have made all the difference” and “the internet just wants you to commit to an electronic contract, incapable of any amendment, personal care and attention.” And, “While it seems to know the price of everything, it knows the value of nothing”... More of his comments are paraphrased later.

Ultimately, we see our website as the principal tool to encourage the one thing that is critical to the success of our business – human interaction.



There is no substitute for talking and face to face communication. To be a good agent you need to really understand the hopes and desires of your clients, purchasers and prospective tenants. Filling in forms on a computer doesn't work because there are far too many emotions, tastes, subconscious reactions and plain human whimsey to consider. Recognising desires and aims is so much more accurate when discussed. Only then can we match dreams and budgets with the most suitable, available, right brick and mortar. If in doubt, please check out the current share price of Purplebricks on the London Stock Exchange: floated at around 390p, rose to nearly 500, at the time of writing around 17p...

Human interaction comes into its own when a vendor and purchaser are aligned. Nuanced conversations, negotiations and personality management all come in to play as the agent works hard to navigate this process. Too often a firm that relies on emails and 'interchangeable' negotiators find that the delicate marriage of owner and buyer is destroyed through a lack of understanding of the individuals and an over reliance on technology. Email is vital but we tend to default to it rather than talking. Tone and intent are often lost

when a written message is delivered to your screen. The sender doesn't even know when it will be read, how it will be received or if it will even be seen at all... This is like a message in a bottle thrown into the sea.

So, I do hope that you will have the opportunity to explore our new site. As a mews dweller I hope that even if you're not currently in the market, you'll find the history, breadth of knowledge and information of interest. Finally, of course, you can trust that your information is safe with us, it will not go anywhere else to enhance 'their' financial 'experience' at your expense, or track you.

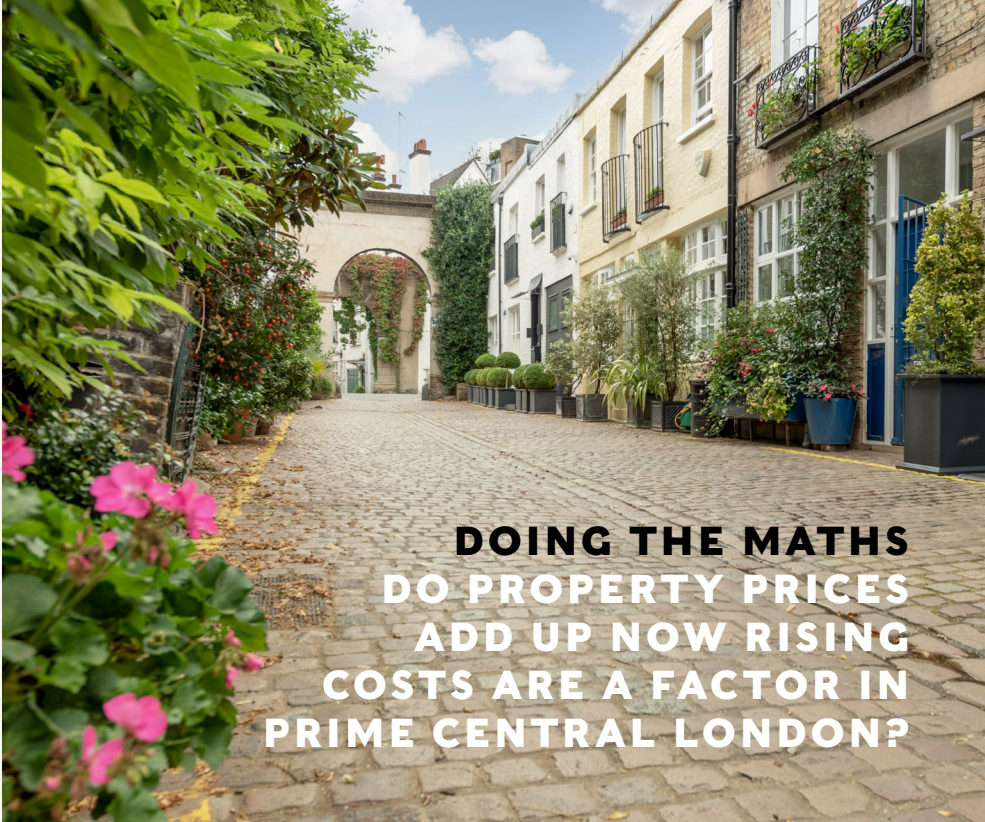
And to end this, being three quarters French and a quarter English and spent three quarters of my life by choice in London - I think you will forgive me if I offer a wise old French saying: "pour vivre heureux, vivons cachés" which is at the very heart of my internet privacy philosophy.

The actual translation "of that saying" will be on our new website because it is the signature theme to our beliefs, along with the GDPR and all other legal requirements.

Happy, private clicking...

Antoine Lurot





DOING THE MATHS DO PROPERTY PRICES ADD UP NOW RISING COSTS ARE A FACTOR IN PRIME CENTRAL LONDON?

A summer of rising inflation, fuel and energy prices soaring and the cost of living crisis, has turned us into a nation of number-crunchers. So what does it all mean for London's prime property market?

**BY ZOE
DARE HALL**

Property Freelance Journalist
of the Year 2021, International
Property Journalist of the
Year 2021, Lifestyle & Interiors
Journalist of the Year 2021
(Property Press Awards)

It's not just the summer temperatures that have been throwing some high numbers in our direction lately. As anyone who has tackled a home renovation project will know, the rule book of what you should pay for building materials has been ripped up, since the triple threat of Brexit, the pandemic and Ukraine war took hold. The cost of glass, wood, steel, bricks and just about everything else you need to improve or extend your house has gone through the roof.

Then you must factor in contractors' quotes which have escalated since the pandemic began. They haven't been able to work fast enough to meet demand and according to Government data - the average building work now costs 25% more than it did a year ago. Contractors' quotes have also adjusted - upwards - to reflect the hugely fluctuating cost of raw materials. These days, often they come with a 24-hour expiry date as prices change by the day.

There's more number-crunching to be done too - soaring inflation, which hit a 40-year-high in May when it leapt up to 9.1%; the effects of the fuel crisis and rocketing household energy bills (up by 54% in April). Little wonder that the property market has started to cool.

"Until earlier this year, there was huge enthusiasm for making a central London purchase, but that has dissipated for the hoards now. They no longer have a fear of missing out," comments Marlon Lloyd Malcolm, Sales Director at Lurot Brand.

Gone, at least for now, is the sense that everything is flying off the shelves. Certain properties still are - well-renovated family houses with gardens in good locations don't hang around long. Nor do handsome pied-a-terre flats, that are handy for the office and social life. But given the rising costs of renovation work unmodernised properties have fallen out of favour. "People are peeling back on doing project and building work," says Lloyd Malcolm. "But properties with no element of compromise, or where

STATISTICS FOR MEWS SOLD BY LUROT BRAND IN THE LAST 6 MONTHS



+25%

higher price for building works in 2022 compared to 2021



97%

of asking price achieve on average



47%

increase in transaction volumes compared to first half of 2021



the compromise is reflected in the asking price, are still doing well.”

Such is the dizzyingly cyclical nature of property markets, though, that although buyers and home-owners are deciding that the cost of renovation work has gone too high and they're holding off on calling in the contractors, that's all likely to come full circle soon. “After two years of being able to ask what they like, builders will start seeing work dry up – and contract values will start to become more competitive again. In six to nine months, unmodernised properties will fare a bit better as the cost of building work falls again,” says Lloyd Malcolm.

It's buy-to-let landlords, however, who are keeping the closest eye on the numbers – and

in many cases, deciding they no longer stack up and it's time to sell. If you take the buying costs involved in the purchase of an average £2m mews house – that's £213,750 stamp duty if it's an additional property; £153,750 if it's a first purchase or a move - it will take several years to recoup from the rental yield. However, these figures aren't deterring everyone. “Some are buying to let out the house for a while, then they – or their kids – will live in it in a few years' time. But we haven't seen a single buy-to-let landlord buy for investment purposes this year, and removing Section 21 'no fault' evictions later this year will see this trend continue,” says Lloyd Malcolm.

The dwindling supply of rental properties has seen London rents rise by 14% to £2,194 per month in the past year.



Bad news for tenants. There's always a flip side, though. "For landlords who have stuck with it, they can't put a foot wrong," says Lloyd Malcolm. "Property isn't like stocks and shares. People need somewhere to live. If you are buying a piece of London for your own use or for rental purposes, your investment is underpinned by fundamentals that won't change."

"There's a danger in a robust market," adds Lloyd Malcolm, "that home-owners confuse the value of their house as a home with its value as the main source of their wealth generation. Now that price growth is levelling out, and people are taking on high levels of debt to finance their purchase, there will be less of that conflict", he thinks. "We just won't see the multiples of price inflation that the baby-boomer generation saw. If we did, a house you buy now in your 20s for £1m would be worth £45m by the time you are in your 60s. It's inconceivable," he says.

The adjustment in the property market, he feels, enables buyers to take stock of their priorities. "People tend to move when they

need to, and it's inconvenient when the market isn't on their side. But as long as you have flexibility over your timing to sell, you can always find the right market."

There is still a shortage of good properties for sale, Lloyd Malcolm adds, and Lurot Brand's sales are achieving an average of 97% of the asking price – which is spot on, he thinks. "Any higher and we must be undervaluing, and lower then we're overvaluing."

After a period of pent-up demand during the pandemic, buyers are now pausing for breath. "Prices stopped rising in March or April – partly because of supply chain inflation and interest rates, but also the news cycle. What we see on the news makes a big difference to how people view things, and how they feel about letting go of their money," says Lloyd Malcolm.

"If 2021 was largely about 'it's not completely right, but it'll do', 2022 has so far been a case of 'it's not completely right, let's keep looking. And when it can sometimes feel that all around us is spiralling out of control, such circumspection can only be a good thing."



As long as you have flexibility over your timing to sell, you can always find the right market



ONE-TO-ONE WITH INDIA & ROHAN

'Upside down you're turning me' - the Marylebone mews seen in a new light, giving love instinctively to its happy owners, puppy and piano

When you talk to India and Rohan, you know they're coming from a very good place... and indeed they are. Let's be honest, we'd all wake up super happy, if we lived in our own mews house - a light, plant-filled oasis of calm. And it doesn't end there, because this triumph of a reconfigured and reworked home is tucked away, but in the heart of Marylebone, one of the city's prime central locations.

But it didn't just happen. India and Rohan and now with Pomsy puppy, Wulf at their heels, had a vision for their Wimpole Mews house. Literally to turn it upside down.

Where do you both come from?

- India, a management consultant and Rohan, who works in banking, are both 36, and grew up in London. "I grew up in Chelsea," says India. "And I always remember as a child, thinking, when I grow up I want to live in a mews house, despite being surrounded by lots of large grand houses in the vicinity." Now a fully-fledged grown-up and owner of her dream mews house, India has enjoyed spending more time working from home. For Rohan, home was in Hampstead, but he loved the vibrancy of central London and the quiet charm of London's mews discreetly hidden away from people and traffic.

“You feel in your own special haven, yet at the same time, you’re within minutes of everything that’s great about living in central London. It’s funny, that we both originally come from opposite ends of London and ended up buying a mews house pretty much in the middle,” laughs Rohan.

“We have the best of both worlds and during lockdown, I felt guilty that we could carry on getting out and about, walk everywhere, enjoy sitting outside our favourite cafés, and have access to Paddington Gardens and nearby green spaces,” adds India.

Tell us about the original house in Wimpole Mews

- “We bought it in 2014 and definitely just knew it could be a wonderful home for us both. When we bought it, the accommodation was very limited, just a ground floor and a first floor,” explained Rohan. “We knew the existing floorplan would not be practical and certainly wouldn’t give us the living space we wanted.”



“We fell in love with what was once a house for horses, but these former stable buildings are so quaint and have so much charm and the location is just amazing.”

The couple decided to pull in the expertise of architect, Neil Wilson, who not only had previous experience of working on mews projects, but also had a good relationship with Westminster’s planners.

“It’s fair to say, this was a major project, involving creating a basement and a second top floor. We knew we were embarking on a challenge, one that took up a lot of time and energy, and money in legal fees. There were issues about ‘the right to light’ with our neighbours, but we overcame these and Neil was able to work successfully with the planners, so our plans and design weren’t compromised.”

India and Rohan stayed true to their original vision for their mews home, which they explained was, “to flip the house upside down and create a whole new top floor dedicated to a living, dining and entertaining space – the real social hub of our home.”

“We figured that you spend far more time in your living space than anywhere else in your home. We didn’t see the point in putting the most important rooms down in the basement. A feeling of airy, natural light rather than subterranean daily living, was what we were after.”

Were there any memorable challenges?

- “Okay, so that has to be the craning of our piano into the new top floor space at the back of the house. It was actually quite a spectacle to watch it dangling high up in mid-air. Our stairs are narrow, and so it meant that furniture either had to be carefully dismantled before being carried up, or we needed the crane guys to hoist it up, over and in.”

And what can we expect to see now?

- The smiles from the couple say it all. “Well, it’s a true transformation and we love it!” India says, “It’s actually completely changed the way we live. It’s such a light, happy relaxing living space, that neither of us want to leave or go ‘out-out’ nearly as much as we used to.”

“Our home seems to be the social meeting place for all our friends who choose to gravitate here. We cook up something delicious, they come over and everyone is just so relaxed being in this space, where we can cook, chat, laugh and chill. And because everything is on one floor – kitchen/dining area and living space with big squishy sofas, it makes it incredibly easy and sociable; no traipsing up and down stairs when you need a glass refilled!”

Most favourite object that suits the space perfectly

- With no hesitation from either India or Rohan, they both say ‘our plants’. “We’ve been here six years now and our orchids arrived with us and still flower regularly year on year. I think the natural light suits them. The plants just add a natural dimension to the interior and like a lot of people, we find them beautiful and a way of connecting with nature all year round.”

Puppy love and a friendly canine community

- The couple recently took on a new four legged mews-mate – Wulf, their four month old Pomsky puppy, who immediately became a popular member of the mews community. Both India and Rohan enjoy exercising and walking everywhere, with so much green space on their doorstep, they’ve already become part of the dog loving community. “I hardly get out of the door with Wulf before a neighbour has stopped to chat and say hello to Wulf,” says India. “We’ve joined our local dog club, it’s very relaxed and people come and go with their dogs between 8am to 10am. I’ve met so many lovely people and their dogs - it’s just such a great start to our day.”

Best things about living in this area in Marylebone

- “Ah, well it could be seen as the best and the worst... temptation!” admits India. “We’re truly spoiled living here – we’ve got Marylebone High Street on the doorstep, spilling over with gorgeous shops selling everything from artwork to homeware to great clothes. The problem is that when



you pop out to Waitrose to grab eggs or a paper, you are in constant danger of getting wildly distracted, staying out far longer than intended and returning with more bags than you ever expected!”

Our favourite places to be – apart from Wimpole Mews...

- The couple say: “We love Sundays when the local farmer’s market takes place. After some exercise and a walk with Wulf, we’ll wander around, bump into people we know and chat to stallholders. It’s has such a friendly village-like atmosphere, and the produce is brilliant; we never come home empty handed.”

For that all important coffee, India and Rohan love The Monocle Café round the corner on Chiltern Street. For a night out they will head out to the Chiltern Firehouse for drinks and dinner. And they wouldn’t be without their local pub, The Cavendish on New Cavendish Street, which they both agree, “feels like a proper village pub in the middle of London, with a delicious sustainable seasonal menu and where we always feel welcome.”



Mollie Swallow

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LONG LIVE THE TENANT! *Mollie Swallow boasts modestly about how Lurot Brand keep tenants for a very long time and how this makes for happy landlords.*



At Lurot Brand, we pride ourselves on several things - our quality of service, our database of mews-only applicants and our strength of dealing with mews related property issues to name but a few. However, perhaps one of our most impressive claims for lettings and one of our proudest boasts is our longevity of tenancy.

Before joining Lurot Brand four years ago, I was an agent specialising in Prime Central London for 12 years. Typically, agencies find a tenant for six, 12, perhaps 24 months max at a push, imagine my surprise and delight to discover that here our current average tenancy is over five years.

Historically, it had been 7.5 years but after 2020, the arrival of Covid-19 and exodus from the city, we have seen it level out to five years. Many tenants are happily locking themselves into three-year contracts, with options to renew and the desire to stay much longer. Many benefits can be gained from this stability:

1. NO VOIDS - The biggest loss of rent for a landlord is a void period, something to be avoided at all costs. The average void period in London is 20 days (almost three weeks). If you are letting your property every year with an average three-week void period between tenancies, over a five-year period based on a rental of £1,000 per week, this is a 17.3% loss of rent during this time.

2. REMEDIAL WORKS BETWEEN TENANCIES - Whilst both landlords and tenants have inventories and check outs in place to pay for works at the end of a tenancy, the landlords often end up forking out a substantial amount to cover fair wear and tear. If you have a new tenant every year, this can quickly add up. Industry wisdom says that typically a landlord should spend 1% of the value of the property on works after every tenancy. Doing this annually racks up further costs and impacts on the overall profitability of the let.

3. A BETTER RELATIONSHIP BETWEEN THE LANDLORD & TENANT - Having what feels like a stranger move into one of your most valuable assets can be very daunting. In spite of our stringent reference checks and our ability as managing agents to take away some of the pain of a demanding tenant, it takes a while for a landlord and tenant to become acquainted and for a bond of trust to form. Having a long-term tenancy takes this away completely. In fact, some of our landlords and tenants have great relationships, having formed long lasting friendships.

4. LESS RISK OF AN UNDESIRABLE TENANT - No matter how thorough an agent's due diligence can be, some crafty scammers do manage to slip through the net. By entering into long term tenancies, you massively decrease the risk of one of these undesirables moving into your home, and costing you time, money and a lot of stress.

5. LONG TERM TENANTS TREAT THEIR RENTALS WITH MORE CARE - It goes without saying that a long-term tenant is bound to treat the property that they are renting with much more care than someone who lives there for only a year or two. The house becomes very much their own and you will probably find that they are happy to take on some of the practical tasks themselves, having consulted with their landlord in advance.

6. RENT PAYMENT ISSUES - As we know life can be unpredictable. If a tenant has been residing at a property for a long time and runs into some unexpected financial issues, the longer the relationship with the landlord the much more likely they are to be upfront and honest about the situation before missing rental payments. They will feel better being able to let you know if they are struggling. You can tackle the issue before it becomes a serious problem, perhaps by putting a payment plan in place until they find their feet and catch up again.

Long tenancies provide security, peace of mind and save a landlord money. And lastly, we should mention that some might consider long contracts as a bonus sparing the need to be in contact with an estate agent every year; although we'd like to think dealing with Lurot Brand is always a joy and never a chore.

LONDON MANSION FLATS

WHAT DO LONDON MANSION FLATS & LONDON MEWS HAVE IN COMMON? *By Martyn John Brown*

LONDON MANSION FLATS –

Queen Anne revival style architecture, with distinctive external embellishments, such as red brick, white stonework and a mix of decorative features including painted sash windows, contrast brick panels, curving bay windows, open balconies, brick pediments and pilasters, steep roofs and soaring brickwork chimneys, wrought iron railings, all arranged within an asymmetrical façade.





LONDON MEWS – while not without embellishments, in comparison to the highly decorated larger scale blocks of mansion flats, the London mews have an appeal based on their unpretentious simplicity arising from their privacy, their small scale, simple detailing and their attractive grouping.



At first glance London mews and London mansion flats appear completely different in size, scale and appearance yet they have a surprising number of similarities and share one undeniable truth.

Readers of this magazine will doubtless be familiar with what constitutes a London mews, but may be less familiar with London mansion flats.

Blocks of mansion flats vary but are typically well decorated and have a fortress like appearance, generally being between four to eight storeys high. There is no agreed technical definition of a mansion block of flats but **www.londonmansionflats.com**'s definition, designed to distinguish mansion flats from other common flat types, is as follows...

Centrally located late Victorian/Edwardian styled blocks of flats mostly built after the development of lift access with distinctive external embellishments, typically 4 to 8 storeys high, with a variety of flat layouts often arranged around lightwells and courtyards, externally presented to create striking street frontages and internally characterised by spacious layouts and grand entrances.

They were called mansion flats by the Victorians to increase their appeal and in particular to entice purchasers who might otherwise be attracted by house purchase.

At the time they were built most housing was low rise and terraced, so it was important that the mansion flats represented an aspirational way of life to appeal to middle class buyers.

After years of utilizing stucco and other rendered finishes, Architects were inspired by the classical architecture of Greece and Rome and designed the new flat façades with bright red bricks and contrasting coloured stone details and ornate corning.

They also wanted to ensure that the mansion flats would not be mistaken for the more utilitarian yellow and red brick blocks of the Peabody Trust and other philanthropic or semi philanthropic bodies that had been built to accommodate the lower classes.

Prior to the introduction of mansion flats, flats or tenements were traditionally associated with the poor as most rich people lived in houses. Opinions changed, however, In the second half of the

MANSION FLAT FAÇADES - typically mansion flat façades have what has been described as 'streaky bacon' appearance with contrasting red brickwork and white detailing.

nineteenth century when a huge population increase occurred after the industrial revolution. In consequence more housing was needed and, in particular, to be suitable for the middle and upper classes to maintain their lifestyles.

By the 1880's building of flats for the upper classes came of age. They were now being designed to attract upper-class families who lived in the country but spent a few months in London each spring for 'the season'. This was an annual event that involved a period of intense socialising when Victorian society gathered to endeavour to secure marriages that would cement fortunes.

Eventually mansion flats became the must-have dwellings for sophisticated social climbers but before that they had to overcome the social stigmas ingrained in Victorian London. Mansion flats did have an advantage over houses as they could

be locked up and left; something that had otherwise been lacking. They also had the advantage of having porters who took care of the accommodation, thus avoiding the need for more extensive staff.

Mansion flat block building took off in the smart residential areas north of the river in Westminster, Chelsea and Kensington, as well as in the areas south of the river in Battersea and Putney.

Their development raised technological and logistical problems, such as the supply of water and the provision of other utilities to large blocks of flats.

Mansion flats today range from the badly maintained to the luxurious. They have a wide range of architectural styles, are convenient, and are good value for money. Unlike London mews, conveniences such as parking are non-existent and block management makes life more complicated than that of a mews.





4 BEDROOM FLAT

TYPICAL MANSION FLAT LAYOUT - this flat layout shows the use of long corridors to separate the family bedrooms 1, 2 and 3 from the reception rooms. Bedroom 4 is adjacent to the kitchen/pantry and would have been used by any staff. Today the length of corridors and the number of fireplaces and rooms are likely to be much reduced to reflect changing lifestyles and a lesser reliance on staff.

Mansion flats are generally large with numerous bedrooms and designed to accommodate staff, as well as larger family groups. They aimed to provide the comfort to which the wealthy families were accustomed, with bedrooms, reception and dining rooms separated from the remainder of the flat, sometimes at the rear or the centre of the flat, where the staff had their own bedroom(s) and toilet, and were able to do their tasks of cooking and cleaning in a degree of isolation.

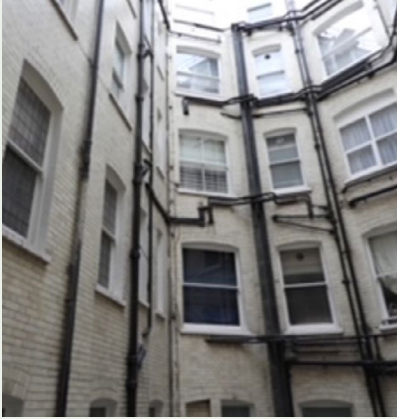
Victorians could therefore entertain at the front of the property while their servants cleaned and cooked at the back, with the result that the size of the rooms decreased as you moved through the property. Reconfiguring these flats can be expensive, especially if walls have to be moved, as most of them are solid.

Compact flat layouts meant that fewer servants were required to maintain flats than were needed for a house. Compared with a typical central London house over several floors, a flat was less time-consuming to clean and heat. Coal would not have to be carried up many flights of stairs to fires in all the main rooms and water supplies and slops (the contents of chamber pots) were easier to deal with. Consequently, having all the rooms on one floor immediately reduced the number of servants required. Such an advantage became more marked in the 1890s when domestic help became harder to find.

As the technology serving the flats changed, services improved dramatically. The flats became fully electrified and plumbed, bathrooms were equipped with modern conveniences, electric lighting was installed and occasionally flats had centrally provided hot water and heating.

MANSION FLAT VARIATIONS

- Variation on a theme; here the detailing incorporates deep red brickwork, black mortar pointing and salmon pink stonework to reduce the contrast with the brickwork – more smoked fish than streaky bacon!



COURTYARDS & LIGHTWELLS

- London mansion flats often rely on internal courtyards and lightwells to provide daylight and ventilation to rooms.

COMMON PARTS - Mansion flats often have grand interiors with polished timber features, brass details, lifts, grand staircases and (now no longer used) fireplaces.



The building of mansion flats stopped with WWI and never regained the same momentum in the post war period. The emphasis moved to the expansion of the suburbs and the building of 1930's semi-detached houses for the nation's returning heroes.

Like a mews, perhaps the greatest advantage of a mansion flat is its address. Many London mansion flat developments were built centrally in well-heeled areas which not only ensures high value but also ensures they are likely to never go out of fashion. Their development had spread through Westminster, Kensington and

Chelsea, Maida Vale and Battersea and then gradually to outposts such as St John's Wood and Hampstead.

Another similarity between London mews and London mansion flats is that both were built on the leasehold model that governed much of the 19th century expansion of the city. The ground landlord sold the land for building on 99 year or other long leases and typically, the builder would build on the land and then sell the buildings on leases to investors. The investor would rent out the building to tenants or give a sublease to a landlord who would do the letting. Eventually, when the leases expired, the



land and buildings on them would revert to the ground landlord.

The system gave the landowners a capital sum when the leases were originally sold, a small but steady income from ground rents over the life of the leases and then huge capital gains when the leases ran out. The land could then be redeveloped on new leases or the buildings could be sold.

The leasehold system explains a lot about why London looks the way it does even without formal planning control. A structure for development was determined by the ground landowners who set down strict conditions for the builders who were developing the land, to ensure the development was built in a specific way. This was to maintain consistency in the appearance of the buildings.

Today the appeal of London mews and of London mansion flats remains undiminished, if not enhanced. Both were built with certain attractions in mind and many of these attractions have aged gracefully; the grand façades, genteel addresses and numerous smaller assets such as sash windows, wood block floors, and decorative high ceilings. All these advantages make the mansion flats attractive places to live as well as retaining their value.

And finally - the undeniable truth that London mews and London mansion flats share is that nothing like them will ever be built on the same scale again. Society and its underlying conditions will never be the same again so buying either property is akin to having not just a unique place but a unique antique.



Further advice about London Mansion Flats

This article was written by Martyn John Brown MRICS, MCIQB, MCABE, MARLA, MISVA of London Mansion Flats Limited - www.londonmansionflats.com who is a Chartered Surveyor specializing in Mews and Flats.

London Mansion Flats is owned and run by Martyn John Brown who provides professional surveying advice – For Surveys, Valuations and Party Wall matters contact: info@londonmansionflats.com or call Martyn on **0207 419 5033**.

LB LOVES...

W8

One of the all-time favourites for us at Lurot Brand, of course we're biased, but not only is Kensington W8 home to many lovely mews, it offers a rich and interesting choice of everything you could wish for – cultural venues, galleries and museums. We don't have space to tell you about all the fab and funky shops, bustling cafés and lovely pubs, bars and restaurants we love, but here are some of our local haunts.



1.

**THE HILLGATE –
LOVELY PUB**

The Hillgate is a local pub serving flavoursome dishes with a seasonal focus and using the best fresh British produce. You will find the pub tucked away in a pretty street behind Notting Hill tube station. Don't think this is a pub only about good beer, although they do have a selection of real ales from around the UK which is rotated to keep things interesting. But the team here also love wine and have accrued an impressive cellar of wines from around the world. You can sit in or outside and there's a private dining room upstairs, which makes a perfect place for hosting a special occasion.

www.thehillgate.com



2.

**THE ELEPHANT & CASTLE –
THE PIE EXPERTS**

This Kensington pub is proud of its delicious British pies served under pastry or mash, and consider themselves as pie connoisseurs, having created an award winning Steak & Nicholson's Pale Ale pie. If pie's not your thing, then the skilled chefs have created a collection of summer dishes, perfect for the warmer nights, which include some delicious pub classics done rather well. They offer a great selection of cask ales and are renowned for having one of the most extensive whisky and gin collections in London.

www.nicholsonspubs.co.uk/restaurants/london/theelephantandcastlekensingtonlondon#/



3.

SALLY CLARKE – ELEGANT DINING

Hard to believe that Sally Clarke first opened her restaurant in Kensington Church Street back in 1984. Fast forward, and today, and apart from being beautifully renovated throughout, nothing much has changed about the love, care and attention Sally and her team pay to every seasonal dish, using fruits, herbs and vegetables. Breads, pastries, ice creams and the heavenly chocolate truffles continue to be made by hand in the kitchen and everything on the British and Mediterranean inspired menu is freshly prepared and cooked on the day. Customers love the elegant service and unforgettable simple food.

www.sallyclarke.com/restaurant



4.

KITCHEN W8 – REALLY GREAT FOR DINNER

This is a special find, a relaxed, friendly neighbourhood restaurant with a Michelin star, and head chef Mark Kempson at the helm, who has been there since it launched in 2009. This is all about the feel good factor for customers. Co-owners, Philip Howard and Rebecca Mascarenhas and their team, are on a mission to ensure you feel better than when you arrived, enjoying amazing food and great wine.

www.kitchenw8.com



5.

JAPANESE KNIFE COMPANY – SPECIALIST QUALITY KITCHENWARE

Traditional skills combined with modern technology from the Japanese Knife Company mean they offer the finest range of kitchen knives and accessories. Famous for introducing ceramic blades to the UK as well as, laminated, hand folded and bespoke blades. With over 2000 different Japanese blade styles to choose from – expert advice on selecting the most suitable blade; an in-house sharpening service; lessons on cutting techniques. This is an absolute must for anyone seeking the best.

As a traditional Hamonoya, there is also a comprehensive selection of the finest handmade penknives and hobby knives, and other wonderful gift ideas.

www.japaneseknifecompany.com



6.

THE KENSINGTON STUDIO – ON THE LOVELY RADLEY MEWS

The spacious and exclusive studio can be found in the beautiful Stratford Village area of Kensington. The 2,000 square foot studio with the latest state-of-the-art equipment and trainers who understand your goals and needs, offer the best chance to maximise your results.

There are no membership fees so you only pay for the training you do with highly qualified trainers. Combine this with all the other health, lifestyle and fitness services provided at the Kensington Studio, and this is a place where you will enjoy working out.

www.thekensingtonstudio.com



7.

LA PICCOLA DELI -
NEXT DOOR TO KENSINGTON
STUDIO AND GREAT FOR
COFFEE/FOOD AFTER THE GYM

Small friendly café that serves arguably the best coffee in London. They serve and sell a multitude of Italian dishes, pastas, and antipasto. People discover it by chance and then become regulars, choosing it as a stop-off before work for breakfast, to pick up a sandwich or grab a coffee. It has a friendly atmosphere and the smell of Italian delicacies wafting on to the street attracts many a passer-by.

www.lapiccoladeli.com



8.

PATRICK SANDBERG ANTIQUES -
A KENSINGTON INSTITUTION

The Kensington showrooms display one of the largest collections of English antique furniture in central London; open from Tuesday to Saturday. Experts in fine English pieces from George II up to the Edwardian era. They are a cornucopia of expert knowledge and their blog provides fascinating information about everything from the 'glitz and glamour of the Regency period', to the exotic nature of wood used by furniture makers over the centuries. You've got the mews house, now time for a new piece of fine English furniture!

www.sandbergantiques.com

MEWS IN BLOOM

*Mews residents
it's time to get your
gardening gloves on!*

We're excited to announce the return of Lurot Brand's annual Mews in Bloom gardening competition again this summer.

Our judges, all highly respected horticultural landscape artists, will be announced later this month. During July and up until the end of August, they will be visiting the mews and assessing the entries – looking at the use of colour, greenery, choice of plant - shape, form, structure, and the way the overall space has been nurtured and presented.

Last year, the overall winner was much admired Bathurst Mews. The proud residents received a cast bronze plaque and a donation of £1000 to Cancer Research UK, their chosen charity.

Once again this year's winner will be awarded with a bronze plaque, so entrants need to confirm they have a designated spot either in the mews street or on a house, where the plaque can be mounted.

We will be announcing the green-fingered winner in our autumn edition of Mews News.

This is a really well-supported event mews residents really enjoy. Every year it brings the communities together, and many friendships have been made over weeding and drinks enjoyed whilst deadheading. It's as much about connecting with each other as nature.

We'd love you to enter this year - please email mewsinbloom@lurotbrand.co.uk with a picture of your mews street, best contact details and information of where your mews plans to place the plaque.



LUROT BRAND

MEWS SPECIALISTS EST. 1971

Selling or renting your property?

We reach over 11,000 physical mews addresses
and over 6,000 mews enthusiasts online
with digital and print copies of Mews News.

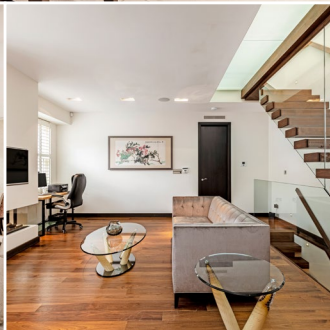
Showcase your property here to reach an audience
that trusts our expertise in all things mews.

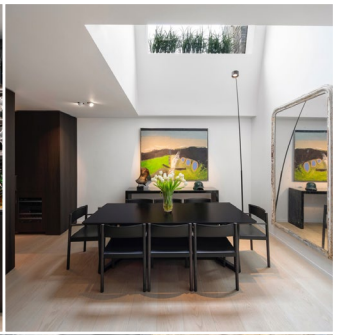
020 7590 9955
www.lurotbrand.co.uk

FOR SALE

SW7
**ONSLOW
MEWS WEST**
£5,600,000

- Freehold
- 3 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- Garage
- 2634 sq.ft.





SW7
**QUEEN'S GATE
PLACE MEWS**
£4,950,000

- Freehold
- 3 Bedrooms
- 1 Reception Room

- 3 Bathrooms
- Double Garage
- 1962 sq.ft.

FOR SALE

FOR SALE

W2

BATHURST MEWS

£3,750,000

- Freehold
- 4 Bedrooms
- 2 Reception Rooms
- 4 Bathrooms
- Balcony
- 2161 sq.ft.





SW7
**QUEEN'S GATE
PLACE MEWS**
£2,395,000

- Share of Freehold
990 years
- 2 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- 1503 sq.ft.

FOR SALE

W1G • £5,000,000

WIMPOLE MEWS

Leasehold 902 years • 3 Bedrooms •



W1J • £5,000,000

BRICK STREET

• Freehold • 3 Bedrooms



SW7 • £5,000,000

RELTON MEWS

Freehold • 5 Bedrooms •



SW5 • £4,000,000

REDFIELD LANE

• Freehold • 8 Bedrooms

SW7 • £3,995,000

STANHOPE MEWS EAST

Freehold • 3 Bedrooms •



W2 • £3,950,000

PRINCES MEWS

• Freehold • 4 Bedrooms



SW7 • £3,750,000

PETERSHAM PLACE

Freehold • 5 Bedrooms •



SW7 • £3,650,000

KYNANCE MEWS

• Freehold • 3 Bedrooms

SW5

MORETON MEWS

£3,950,000

Freehold • 4 Bedrooms •



W11

ST. LUKES MEWS

£3,200,000

Freehold • 3 Bedrooms •



W2

BATHURST MEWS

£2,750,000

Freehold • 3 Bedrooms •



W2

ARCHERY CLOSE

£2,000,000

Freehold • 2 Bedrooms •

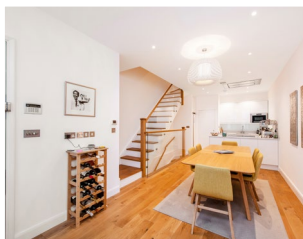


SW5

REDFIELD LANE

£1,950,000

Freehold • 4 Bedrooms •



W2

SOUTHWICK MEWS

£1,875,000

Freehold • 4 Bedrooms •



SW1V

ST. GEORGE'S SQUARE MEWS

£1,800,000

Leasehold 107 years •
3 Bedrooms •



EC1V

ST. JOHN STREET

£1,650,000

Freehold • 3-4 Bedrooms •



W9

ELNATHAN MEWS

£1,625,000

Freehold • 3 Bedrooms •





W2

RAINSFORD STREET

£1,550,000

- Freehold • 3 Bedrooms



W11

CLEARWATER TERRACE

£1,495,000

- Freehold • 3 Bedrooms



SW1V

WEST MEWS

£1,375,000

- Leasehold 961 years
- 2 Bedrooms



W8

CANNING PLACE MEWS

£1,350,000

- Leasehold 84 years
- 2 Bedrooms



W2

SUSSEX GARDENS

£1,250,000

- Share of Freehold
- 2 Bedrooms



W2

CHILWORTH STREET

£1,250,000

- Share of Freehold 987 years
- 2 Bedrooms



W9

OCTAVIA MEWS

£1,000,000

- Freehold • 3 Bedrooms



W1H

MONTAGU MEWS NORTH

£850,000

- Share of Freehold
- 1 Bedroom

Visit our website for more detail on all our properties

LUROTBRAND.CO.UK

020 7590 9955

SOLD

SW7 • £4,750,000

**QUEEN'S GATE
PLACE MEWS**

Freehold • 3 Bedrooms •

W2 • £3,000,000

**CRAVEN
HILL MEWS**

• Freehold • 5 Bedrooms



RECENTLY SOLD



W2 • £1,850,000

PRINCES MEWS

Freehold • 2 Bedrooms •

W9 • £1,750,000

ELNATHAN MEWS

• Freehold • 3 Bedrooms

And several others...



SW7

ENNISMORE MEWS

£2,500 pw

- 4 Bedrooms
- 2 Reception Rooms
- 5 Bathrooms

- Long Let
- 2260 sq.ft.

TO LET

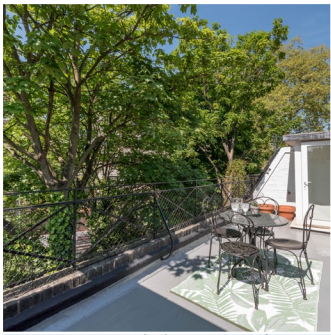
TO LET

W2 LEINSTER MEWS

£1,495 pw

- 3 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Roof Terrace
- Unfurnished
- Long Let
- 1973 sq.ft.





W2
ARCHERY CLOSE
£950 pw

- 2 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Roof Terrace

- Unfurnished
- Long Let
- 947 sq.ft.

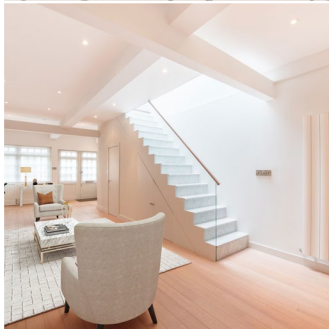
TO LET

W2

BATHURST MEWS

£800 pw

- 1 Bedroom
- 1 Reception Room
- 1 Bathroom
- Unfurnished
- Long Let
- 938 sq.ft.





W2
HYDE PARK PLACE

£405 pw

- 1 Bedroom
- 1 Reception Room
- 1 Bathroom

- Part Furnished
- Long Let
- 759 sq.ft.

TO LET

TO LET

W11 • £2,000 pw
LADBROKE WALK

4 Bedrooms • Long Let • 1 Reception Room •
3 Bathrooms • Garden • Unfurnished • 1859 sq.ft. •



W11 • £1,250 pw
HOLLAND PARK MEWS

• 3 Bedrooms • Long Let • 2 Reception Rooms
• 2 Bathrooms • Garage • Unfurnished • 1487 sq.ft. •



SW7

PETERSHAM PLACE

£1,250 pw

• 3 Bedrooms • Long Let



SW7

CORNWALL MEWS SOUTH

£1,200 pw

• 3 Bedrooms • Long Let



W2

LEINSTER MEWS

£1,200 pw

• 4 Bedrooms • Long Let



W2

RAINSFORD STREET

£1,084 pw

• 3 Bedrooms • Long Let



W2

CONNAUGHT CLOSE

£875 pw

• 2 Bedrooms • Long Let



W2

BATHURST MEWS

£800 pw

• 1 Bedroom • Long Let



W2

TENNIEL CLOSE

£750 pw

• 2 Bedrooms • Long Let

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

W2 • £2,500 pw
LANCASTER MEWS

3 Bedrooms • Long Let •



SW7 • £1,995 pw
COLBECK MEWS

• 3 Bedrooms • Long Let



RECENTLY LET



SW7 • £1,500 pw
PRINCES GATE MEWS

4 Bedrooms • Long Let •

W2 • £875 pw
LEINSTER MEWS

• 3 Bedrooms • Long Let

And several others...

THE LAST WORD IN MEWS

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