

MEWS NEWS

WINTER 2021



Produced by

LUROT BRAND

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THE FIRST WORD IN MEWS

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WELCOME TO MEWS NEWS WINTER 2021

*Here we are again,
reflecting on another
year as we prepare to
close the curtains on
2021 and get ready for
2022 to throw open its
doors and welcome us in.*

Here at Lurot Brand the last three or four months have been positive for sales and lettings. The mood in the mews streets of London is one of hope and optimism; our city has started to regroup and reawaken after months of silent emptiness.

People are re-evaluating their work and home life balance and mixing it up a little or a lot. This means we have seen the return of the pied à terre - where the mews comes into its own - a prime but private location, versatile accommodation and outside space with the advantage of a garage and parking - good news for us all.

We've been kept seriously busy during September, October and November



looking after those buyers returning to work in the office for shorter weeks and wanting the ideal lock-up-and-leave city mews pad, before disappearing to their country home for a long weekend.

And then, we've witnessed the reverse, those country downsizers, who want a refresher course in city life and can't wait to embrace the joy and excitement of London in all its forms. They are coming to the capital armed with cash; intent on finding a mews where they can instantly feel at home.

Boosted by the generosity of parental coffers, the past few months have seen us continue to help first time buyers get on the property ladder. Parents taking the view that not only does a mews make for

a prudent investment, but their community-led spirit and safe central locations bring peace of mind.

Other highlights and regular features from familiar contributors include award winning property journalist Zoe Dare Hall, whom I chatted to about what's going on in our marketplace. We are delighted to be joined for our 'One-to-One' with Soren Ellemann, a stalwart of stylish design for menswear and a man with a flair for Scandinavian style and detail, that he has transferred to his property renovation in Lancaster Mews.

We hope you'll take time to enjoy the articles over an early festive tippie. Season's greetings from us all at Lurot Brand. See you again in spring 2022 for more gallivanting and adventures in Mews News.



*From Marlon
Lloyd Malcolm*

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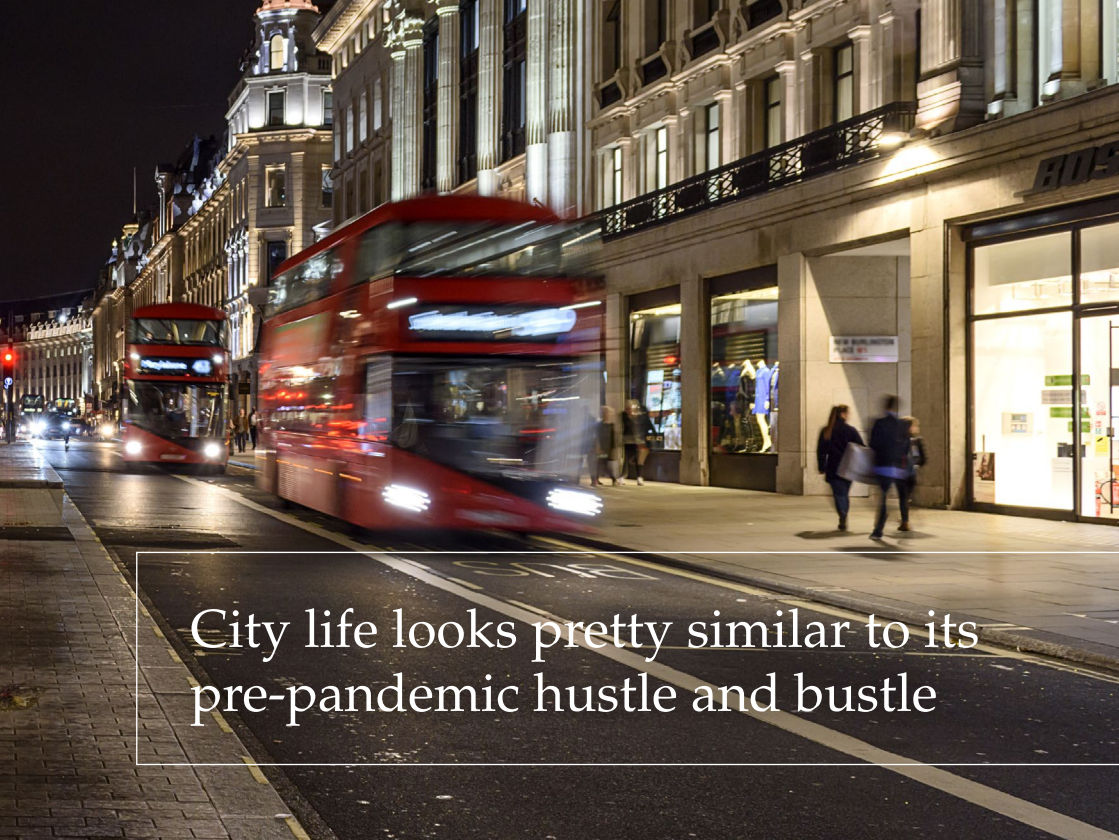
Edited by Amanda Sharpe



REGULAR CONTRIBUTOR TO THE SUNDAY TIMES AND FT, ZOE DARE HALL PROVIDES AN UPDATE ON LONDON'S PRIME PROPERTY MARKET.

NO WINTER OF DISCONTENT FOR THE DOMESTIC BUYERS

We have had a few tasters in recent weeks of what a long, hard winter might look like – and, well frankly, roll on Spring. But it's not all doom and gloom, says Zoe Dare Hall



City life looks pretty similar to its pre-pandemic hustle and bustle

If last year's answer to everything was a weary "because of Coronavirus", then now, in late 2021, it's a similarly withering "supply issues". There was the mind-boggling site of mile-long queues at fuel-less petrol stations. Independent retailers battling to survive, having run out of the most random items, from cardboard to glass, and restaurants struggling to serve customers for lack of staff. Recently-relocated families, fresh from stints overseas, are having to adjust to minimalist living, while their worldly possessions sit on containers in some distant ocean. And those renovating homes are watching the price of materials go through their as-yet-unimproved roof while they book in builders for this time next year. There's even – brace yourselves – talk of a wine shortage this Christmas.

Is it all doom and gloom though? Well it's easy to ignore some – maybe all - of these things if you choose. The fuel crisis may be averted for now, but who wants to drive in London these days anyway?

Instead, as you wander around London, city life looks pretty similar to its pre-pandemic hustle and bustle. Christmas window shoppers are out in force. Early evening drink culture is alive and well in City and Canary Wharf, fuelled by mild-autumn evenings.

However, London has some reinvention to do, to persuade foreign property buyers to return, thinks Marlon Lloyd Malcolm, Lurot Brand's Sales Director. "The global centre that London used to be needs time to reassert itself. It's no longer the gateway to the financial markets of Europe, so there's an identity crisis that needs to be overcome for foreign buyers," he comments.

The impossibility of travel for so many months – and now, simply the tiresome extra effort required in Covid testing and paperwork, has also left foreign visitors and prospective property buyers needing an extra push to come here. “Some of those who already own homes here are feeling very motivated to sell,” says Lloyd Malcolm. “This past year, all our worlds have become smaller and these owners are questioning the point of having a £2m-£4m London property that they’ve only visited once in that time.”

The domestic market is ready to fill the gap, though. “They have a renewed optimism in London and having a base here. We haven’t got Covid beaten, but we can see a future beyond it,” says Lloyd Malcolm, who reports an “extraordinary” September and October for sales. Unlike earlier in the year, deals weren’t down to vendors softening on their prices, but because buyers were bolstering their

offers. “Rather than saying ‘This is my best and final’, they have been finding that extra £500,000,” says Lloyd Malcolm.

Those who needed to relocate in time for the school term were already happily ensconced in new homes by September. Wealthy international students, ready to experience university life properly again (or for the first time), are back. So are some – particularly US - corporate relocators. And the London pied à terre has never been in greater demand, as those who made the move to the countryside need a Monday-to-Thursday pad back in town, now that companies are no longer pushing the work from home message. “Mews houses are the perfect lock up and go if you’re spending two or three nights in London, without all the communal stairwells and lifts in apartment blocks. And you can park your car outside,” says Lloyd Malcolm.



Mews houses
are the perfect
lock up and go

STATISTICS FOR PROPERTIES SOLD BY LUROT BRAND BETWEEN JANUARY & OCTOBER 2021

95%

of asking price
achieved on average



22%

less available mews
listings compared
to 2020



31%

Increase in transaction
volumes from 2020



63%

Increase in transaction
volumes from 2019



He is also seeing rural downsizers – mostly cash buyers - in search of the cultural and social buzz of city life, and first-time buyers (buoyed up by the parental coffers). “By mid-October, we were already 20% ahead of our year end 2020 figures, in terms of the volume of transactions. We are likely to finish the year 60% ahead of last year,” he comments.

The rarity and charm of mews houses, plus the prestige of owning a freehold central London house in a village-like street, makes them a safe investment. They have risen consistently in value over the decades. Lloyd Malcolm points out that every year over the last five years, Lurot Brand’s transactions have always achieved an incredibly consistent average of 95% of the asking price. Achieving such strong prices, is a mark of the agency’s expertise in a niche, prime London market, where Lurot Brand will often have sold the same mews several times over the years.

“Some vendors will be swayed by agents offering a cheaper fee or higher valuation, but it usually doesn’t work out in their favour,” says Lloyd Malcolm.

What mews buyers tend to have in common now, is that they are usually end-users, not investors. These are homes suited to peaceful home offices, music studios or classic car garages. They are located in close-knit streets with a strong sense of community. Behind their cottage-like facades are ultra-modern, open-plan interiors, large, glazed extensions that lead to hidden courtyards and secret gardens. Others have been professionally interior designed to include showstopping feature staircases, gyms, steam rooms and saunas. And, of course, they are the perfect homes for entertaining. Better stock up on the Christmas wine now, ... Just in case (no pun intended!).

ONE-TO-ONE WITH SOREN ELLEMANN

Talking about how he worked with his architect to transform a mews used as an industrial space into a calm Danish haven in Lancaster Mews.

A modest mews house in Lancaster Gate, has undergone a radical transformation into a family home. Neil Dusheiko Architects were asked to turn a former industrial unit, housing a clothing showroom into a family home in a mews behind Hyde Park.

The L-shaped terrace is located in the Bayswater Conservation Area and occupies a snug corner of a cul-de-sac, historically the coach house quarters to Georgian properties behind.





What led you to Lancaster Mews and to buy this particular mews property?

- In 1963, I started my own company (Ellemann Design Company Ltd) representing Scandinavian men's clothing companies from a showroom in the West End. In 1982, after a rent review, I decided that the time had come to find and buy a property suitable for a showroom, and a mews immediately came to mind.

I found, liked, and bought Lancaster Mews soon after. The first task was to get permission to change the use from a garage/workshop to a clothing showroom. Once we had that, the first redevelopment of the mews took place. From 1983 to 2003, the mews worked very well. The showroom was then rented from me by my main agency (Oscar Jacobsen of Sweden) until 2017.

What condition was the existing house in and how long did you allow for the project works?

- In 2017, my wife and I decided to develop the property into a home. Although we'd made some changes to enable us to work

from here, it needed more changes to be able to live here full time.

Through a family member, I heard about her architect – Neil Dusheiko (www.neildusheiko.com), and visited him to discuss the mews. I invited Neil to a meeting on site at the mews, where we discussed how we could combine his ideas and mine to produce a spectacular home.

From the outset, it was very clear that the structure of the mews was in a poor condition and that there was no escaping that it would need a complete overhaul and involve an internal rebuild.

You have Scandinavian heritage, can you explain a little about where you're from, what led you to London, and a little about your background?

- I was born in a town north of Copenhagen, where I grew up in a happy home with my parents and two sisters. I thoroughly enjoyed school and made friendships that we maintain to this day, though many are no longer with us.

From an early age, I was always interested in clothing and design and decided to take

my interest further and join the “rag trade”. I arrived in London in 1957 to work at Simpsons of Piccadilly for one year on an apprenticeship. I worked there until 1963, when I decided that the time was right to start my own company selling to top West End stores.

The house has clear Scandinavian references in the choice of materials and the light, clean uncluttered interiors. What are the features you most admire about Scandinavian design and what influenced you in creating this with your architect?

- Having grown up in Denmark and had my ideas shaped by the clean lines, simplicity and quality of Scandinavian design, it was a simple matter to try and incorporate many of these qualities in my own home. From the Douglas Fir white soaped floors to the large windows and skylights, from the beautiful wooden balustrades to the floating staircase, this home incorporates many features that make it a light, tranquil and open place to live, relax and entertain. Having underfloor heating certainly adds to the comfort as the evenings draw in!

Did the architect you chose favour this type of design, and what were some of the key features he was keen to include to reflect the mews and your heritage?

- Neil Dusheiko, the architect, grew up in South Africa and is married to a Swede. He is very inspired by Scandinavian design principles. He was particularly interested in the Dinesen flooring, which I knew I wanted to be a feature in the house.

Were there any building or installation hiccups during the renovation and refurbishment? Access to the mews for instance may have been a challenge?

- We were very lucky to work with a great team of Polish craftsmen, who showed great interest in working together to achieve our vision. Apart from the delays the building industry experienced as a result of Covid-19, they worked throughout 2020; whilst taking every precaution to keep themselves and their teams well. It took a little longer to complete the building than originally estimated, but this was not a major problem and the end result has definitely been worth the wait.





What are your most favourite details and elements of the design?

- Without a shadow of a doubt, my favourite aspect of the overall design is the light. This has been achieved by having large windows on both sides, and a skylight above the staircase so that the whole house is illuminated by natural light. This is unusual in mews houses.

In terms of a mews, it's really a genre of property we think of as quintessentially English, do you agree or is there a Scandi equivalent that influenced your choice of property?

- Scandinavia does not have any mews properties which are, as you say, quintessentially English. I have never seen anything remotely comparable in Denmark or any country I have travelled to.

Did Covid impact on the length of time it took for you to access materials and supplies and timings to complete the works?

- Covid caused minor problems in that certain materials were not always available when required. The lift, which was manufactured in Italy, couldn't be delivered for a number of weeks after the expected date but that was the only large item that was delayed.

Have you plans to undertake another property project in London or somewhere else?

- We have bought a house in Cornwall which needs some renovating, but a very small project in comparison to Lancaster Mews!

What would your advice be to anyone considering a mews project?

- My advice would be to incorporate as much natural light as possible and to choose carefully and work closely with your architect. It is important that you share a similar vision and passion for what you are seeking to achieve from the final build.

This is the fifth and final article in a series of articles published in 2021 relating to the Everchanging Mews over the last 50 years. It looks at how events during the 2010's and 2020's have affected the mews.

All of ECM's 2021 posts have been written in collaboration with LUROT BRAND – and as 2021 marks the completion of 50 years of their trading as estate agents, we congratulate them on their successes and look forward to their continuing years of achievement.

EVERCHANGING MEWS THE MEWS IN THE 2010'S & 2020'S – AN OVERVIEW

By Martyn John Brown

2010's Mews



THE 2010'S

If the sixties were swinging, if the seventies were the 'me' decade, if the eighties stood for greed, if the nineties were for good, if the noughties were for relief from nihilism (due to potential Y2K oblivion), then what of the 2010's?

To date, there seems little consensus about what defines the 2010's. If anything, it will be the advances made in technology and social media. Fortunately, there were no new major conflicts to deal with, but the occurrence of natural disasters emphasised concerns about climate change and global warming and a need to live responsibly.

As the virtual world was burgeoning, new viral trends emerged as people tried to achieve high numbers of 'likes'. Technology advanced with the rise of Instagram in 2010, and the introduction of super-hero movies, hip hop and R&B, political Twitter, mass shootings and legalisation of same sex marriages. The decade also bought us the post-gym look known as 'athleisure', best recognised for its tight leggings.

Although it launched in 2007, the iPhone became more associated with the 2010's when the introduction of Apple's App Store revolutionised the global use of the iPhone. We also saw the start of the streaming culture when, following its foundation in 2007, Netflix started to produce its own original content in 2012.

The UK population was around 62 million and in London around 9.4 million. The country was shaped domestically by the Conservative governments of David Cameron (2010-2016), Theresa May (2016-2019) and from 2019, by Boris Johnson.

The decade rumbled to a start when it was rocked by two tragedies. These events started with a magnitude 7 earthquake hitting Haiti on 12 January leaving 220,000 people dead. A month later Chile was also struck by an earthquake, this time with a magnitude of 8.8. In the subsequent Tsunami, 525 people died and the disaster caused significant damage to central Chile.

Elsewhere millions of European flights were cancelled when an Icelandic volcano erupted, sending a huge cloud of ash into the air with a plume that reached 10 km high. Pilots were instructed not to fly through the cloud resulting in much of Europe's airspace being closed for many days and passengers being left stranded. The airlines lost a combined £130m per day in revenue.

Some of the main events that marked out the 2010's were:

2010

- David Cameron elected Conservative Prime Minister
- Apple introduced the iPad
- Instagram launched
- Icelandic volcano eruption affected air travel

2011

- Osama Bin Laden was killed
- Fukushima earthquake near Japan triggers Tsunami killed nearly 16,000 people

2012

- Olympics returned to London
- The housing market finally stopped going down
- Barack Obama re-elected as US president
- Facebook went Public

2013

- Andy Murray became the first British man to win Wimbledon since 1936
- Floods in India left 6000 dead

2014

- Oscar Pistorius was convicted of murdering his girlfriend
- Oil prices plummeted

2015

- 9000 killed in Himalayan earthquake
- Paris climate accord was signed by 195 countries

2016

- Theresa May became Conservative Prime Minister
- The housing market started to rise
- Donald Trump (R) elected 45th President of US
- Britain voted to leave the EU – Brexit

2017

- Fire at Grenfell tower
- Global economic growth accelerated and stock markets hit record highs

2018

- Prince Harry and Duchess of Sussex married

2019

- Boris Johnson won a Brexit focused election to become Prime Minister

2020

- Global pandemic commenced in China in January with first UK lockdown in March
- Donald Trump impeached for first time





Economically, in the UK, the 2008 financial crisis brought the deepest recession since the Second World War. After six consecutive quarters of negative growth the UK economy finally moved out of recession in 2009, but later faced a ‘double dip’ in 2012, which David Cameron described as ‘very disappointing’. It took five years for the economy to get back to the size it was before the recession.

House prices, which dropped from 2008 until 2012, bounced back in 2016 albeit at a much lower rate, then tailed off before increasing again.

MEANWHILE IN THE MEWS

By 2010 the development of basements had led, all too frequently, into basement wars... figuratively at least. Initially, the developments were carried out by those ‘in the know’ who had the requisite experience. As time went by, however, the demand for such developments increased, as did the ambition of those

undertaking the schemes. Unfortunately, they did this without the knowledge to match their ambitions.

Plans for single basements were soon replaced with plans for basements with lower service rooms, and these, in turn, were replaced with plans for double (lower) basements. Such projects stretched the bounds of domestic architecture and became major engineering exercises, primarily because the London Aquifer supporting them could not always be relied upon. Neighbours were also increasingly up in arms.

Planners responded to objections raised about the wretchedness being bought to people’s lives through unregulated basement projects; basement planning applications became a much more rigorous process.

The mews now became places in which to stretch out in your yoga pants and other athleisure gear whilst listening to Coldplay and Beyoncé.

LUROT BRAND... remembers mews properties in 2010's

Slow and staccato growth of the 2000's gave way to the promise of the 2010's... This was the time when the mews specialists had to roll up their sleeves to prosper.

At the beginning of the 2010's, a mews in Paddington would sell for around £1,200,000 (equating to £1,292/sq.ft.), whereas by the end of the decade it would sell for £1,400,000 (equating to £1,518/sq.ft.).



**Archery Close, W2 sold for
£1,200,000 in 2011.**



**Archery Close, W2 sold for
£1,400,000 in 2017.**

The 2010's were a reasonable time to sell mews properties. At the end of the 2010's there was a promise of real change coming...

In the next article we look at the Everchanging Mews of the 2020's and the future.

THE 2020'S

The Covid-19 pandemic ushered in an inauspicious start to the decade. Although hope remains that there could still be a repeat during this decade of the 'Roaring Twenties' when flappers danced the Charleston and rejoiced at the end of the First World War.

It is way too early to suggest the 2020's will be characterised by the euphoria of a century before, given what can only be described as a troublesome start (the pandemic, plus undemocratic activity in the US). Oil prices have tanked as the outbreak of Covid-19 sent economies around the world into decline, forcing oil production to be cut to prevent a price war.

The UK population is now around 66 million and the London population around 9.4 million and Boris Johnson continues to lead the Conservative government.

Lock-down Britain meant 'shut-down' London with little, if any, sales activity escaping the government's sometimes indecisive advice on social responsibilities and managing the virus.

2021 has reflected the resolve of the British to show positivity in the face of a crisis. The 2020's has yet to bring us dominant themes, although soaring energy prices, and problems in the supply chain are topics of daily conversation, but let us hope that once the full effect of Covid-19 has been managed, once again, we can concentrate more on the smaller world we observe and inhabit – the mews.

2020's Mews



MEANWHILE IN THE MEWS

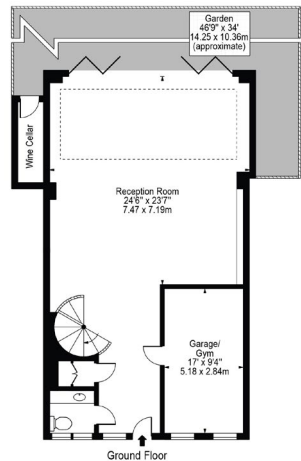
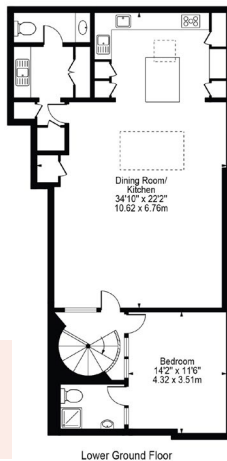
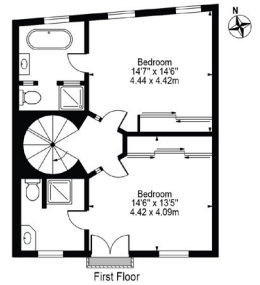
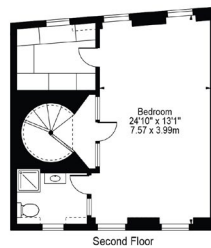
It was a time to ask; where did the need for small two storey buildings to be turned into five storeys come from; for almost dark multimedia rooms; for lifts rather than stairs?

By 2020 the number of basement extension opportunities had dwindled, but due to the still massive capital value increases that had accompanied mews developments, a new approach has arrived: enhanced design.

With the involvement of architects and surveyors – especially mews specialists - there is a fresh focus on adding value to the properties through quality design, aimed at achieving layouts that flow and work for contemporary lifestyles.

The intention is to avoid some of the pitfalls of the past and improve the mews for the future.

**A well-planned Leinster Mews, W2
sold for £5,250,000 in 2020.**



**LUROT BRAND...
reflects on mews properties in 2020's**

Having defined the mews market in the 1970's, and having been involved in it ever since, it is fascinating to reflect how far we have come.

At the beginning of the 1970's, a mews in Earl's Court would sell for around £16,700 (equating to £15/sq.ft.), whereas by the end of the decade it would sell for £60,000 (equating to £54/sq.ft.).

By comparison, in 2010 a similar mews in Earl's Court would sell for around £1,650,000 (equating to £1,182/sq.ft.), whereas by the end of the decade it would sell for £2,500,000 (equating to £1,771/sq.ft.).



**Leinster Mews sold for
£5,250,000 in 2020.**

At the end of the 2010's there was a sense of change coming... that only a worldwide pandemic could alter.

Lurot Brand has its own story to tell with founder, Antoine Lurot, having created his Mews Census in 1985 on a Honda ST70 lovingly nicknamed the 'Monkey Bike.' Due to their successes, Lurot Brand has parallels with Honda's own story and that of their most successful product the Honda Cub. Having been introduced in the 1950's the Honda Cub, by the 1970's production was evolving just as the mews were changing.

- 100 million Honda Cubs produced and considered the greatest motorcycle of all time
- Variants have touched every corner of earth
- Simple design which over time has appeal as product was right
- No signs of stopping

Lurot Brand agrees with Honda and to paraphrase their slogan, you meet the nicest people on a Honda, we think you meet the nicest people in a mews!



MEWS PRESENT & FUTURE

Mews are in demand because of their relative good value, potential for growth and location. They have changed almost beyond recognition, with bathrooms and en-suites now the norm. Broadband connections, multimedia rooms with widescreen TV's, gyms and open plan layouts are common.

Mews are in huge demand, as compared to flats and maisonettes, the majority are owned freehold (or their freehold ownership can be acquired), which means that owners can excavate underneath to form basements. High land values within central London prompt such developments and initially, in the early noughties, they were welcomed. Basements were then being sunk with fervour by developers, who seemingly competed with one another to go ever larger and deeper. These early excesses were met with resistance and

sometimes problems. The term 'iceberg' basement was coined and reflected the nature of the disproportionate engineering works involved in extending below and out of sight of the other mews users.

Following resistance from neighbours, planners and other interested parties, basement schemes are now necessarily more modest and are being managed more sensitively through the planning process to ensure their potential impact on the neighbours and the environment are dealt with properly.

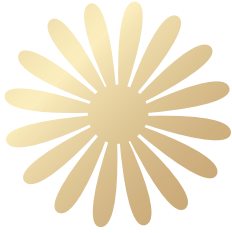
By the end of the century the population of London is predicted to be approximately 15 million. What will the mews be like then?

There's no longer the possibility of a horse sharing mews accommodation. There is presently only one working mews in London (Bathurst Mews), but the everchanging nature of the mews continues.



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

Everchanging Mews is owned and run by Martyn John Brown MRICS, MCIQB, 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**.



THE URBAN BEAUTY OF LONDON'S MEWS GARDENS

created by & for residents in 2021

This year, after the challenges that the pandemic brought to people, communities and daily life, the annual Mews in Bloom event, organised by mews specialists Lurot Brand, was especially poignant. For residents, friends and families, it celebrated the importance of having access to communal outdoor space, in the heart of London's traditional mews.

As planned, on the 28th September, the renowned judges visited five shortlisted mews across central London – Bathurst Mews and Hyde Park Gardens Mews W2, Elnathan Mews W9, Scampston Mews W10 and Kynance Mews SW7. They spent several enjoyable hours wandering around exploring and examining planting in each mews' garden space, assessing the overall design and considering the look and feel that the different mews residents had created with such enthusiasm and care.

This year's competition expert judging panel included Robert Mann, a London based regenerative and environmentally inspired gardener, and Tony Heywood and Alison Condie, who collectively as *Heywood and Condie*, are renowned for what they call 'horticultural installation art' and are Fellows of the Royal Society of Sculptors. Tony Heywood is Head Gardener on The Hyde Park Estate, a professor of Landscape Art at The University of Applied Art Vienna and a judge at the

Chelsea and Hampton Court Flower Shows. Alison Condie is a recognised UK contemporary artist in her own right. Both share a passion for finding new ways of engaging with and representing landscape and nature.

The judges were united in their praise for the finalists and summed up this year's entries: "Every year the imagination, creativity and love that mews residents display with their glorious garden entries in the Mews in Bloom competition organised by mews specialists, Lurot Brand, captivates the expert judging panel."

All three expert judges agreed that Bathurst Mews deserved to be the overall winner. Residents received a cast bronze plaque to be mounted on display in their mews. They also have £1000 donated on their behalf to the charity they choose from these four: urbangrowth.london, greenfingerscharity.org.uk, culpeper.org.uk, thrive.org.uk.

Judge Robert Mann summed up what stood out for him about Bathurst Mews: "*Bathurst Mews is truly beautiful garden, which uses the structures of urban living to create a green oasis where nature and people coexist in harmony.*"

For judges Tony Heywood and Alison Condie, it was 'the adventurous spirit style and depth



Runner Up: Elnathan Mews



Runner Up: Hyde Park Gardens Mews



**Overall Winner:
Bathurst Mews**



of planting in Bathurst Mews, rather than the use of containers, that resulted in a rich species mix, longevity of seasonal planting and the overall verdant green aesthetic,' that caught their expert eyes.

The four runners up: Elnathan Mews, Hyde Park Gardens Mews, Kynance Mews and Scampston Mews also made a positive impression with the three judges, who commented on each individual garden and were struck by 'the mature and impactful planting, the wonderful maintenance of all five mews, the imaginative use of vertical space and nice use of balconies for colourful planting displays, and the commitment to attracting wildlife and 'greening' credentials.' All four runners-up received a cast iron plaque to commemorate their success and place on show in the mews.

Chairman Antoine Lurot said: "We are delighted that this established and popular mews community event could happen this year. Our sincere thanks to all who took part and to our judges for their time and vast horticultural knowledge. Now, more than ever, we are very grateful as mews residents, to have outside space that provides such a green oasis of daily calm and happiness."

Find more about this year's judges:

Robert Mann's gardening work on Instagram [@robertmannngarden](https://www.instagram.com/robertmannngarden).
Tony Heywood and Alison Condie
www.heywoodandcondie.com



Runner Up: Kynance Mews



Runner Up: Scampston Mews



**For Sale: Queen's Gate Place
Mews, SW7 - £4,750,000**

A FINE ROMANCE MORGAN CARS & THEIR RELATIONSHIP WITH THE LONDON MEWS

At Lurot Brand we love the fact that tucked away within cobbled mews are a collection of interesting businesses run by talented people.

This leads us to introduce the Morgan Motor Company - shiny chrome and loud petrol-spitting motorcars. Saunter down Astwood Mews and you will come across this legendary company, where classic car enthusiasts will be in their element.

For a long time, Morgan have designed some of the world's most elegant and tasteful cars. Morgan Motors currently only make three cars, one of which has three wheels and looks like a snorty Spitfire. Their cars exude refinement and theatre and this is what inspires Morgan owners.

When one considers that the amount of time a person spends in their car each year is 456 hours, many of which can be spent trying to avoid central London traffic whilst attempting to drop off children on the school run, doing this routine act in a Morgan immediately elevates the experience.

Drivers can experience a range of emotions and feelings whilst on their car journey, so it makes sense to do this in style and become a Morgan owner.

Morgan Motors have been recreating powerful, poetic emotions in their cars since 1900. Recently, their mews located showroom in the attractive Astwood Mews, South Kensington has undergone a huge restoration, highlighting that the company is ready for business and keen to attract visitors. If you aren't familiar with this company, their cars have been compared to a mid-century iron pram from the 60s, beautiful in design, but not great for folding up and storing under the stairs. The type of design that would not look out of place acting as a sculpture in a room just like rocking horses have. Even a Morgan, which isn't from 1960, would still look great in a mews house in an open plan kitchen/living room/garage!

You may wonder what the relationship is between mews houses and Morgan cars. Mews houses have always been situated off the beaten track, tucked away out of sight.

When we asked David Waghorn, Director at Morgan, why they decided to display Morgan cars on Astwood Mews, he made it very clear that anywhere else would seem inappropriately out of place. Like Morgan cars, mews streets are full of history and personality.

Every mews owner can relate to having seen influencers pose for photos outside of their front doors, some more sophisticated than others, in an attempt to tap into a life more idyllic than the one they try to recreate in other locations. Walking down Queen's Gate Place Mews after a night at the Royal Ballet breathing in all the fumes even after ULEZ has come into play, just doesn't compare to the sense of heritage hearing your heels hit the cobbled mews.

We are lucky enough to have walked that path and chatted with David Waghorn & Greg Fulford from Morgan Motor Company. They took us carefully through the extensive bespoke options you can have on one of these motorcars. You can choose from the weave of carpet, to the paint on the side access hatch. The beauty of this is that the car can be an expression of the owner's individuality. When people redecorate their homes, they often fall into the trap of having the same colour palette as The White Company. Everything becomes a different shade of grey. Yes, it can be pleasant and calming, but nothing worth talking about when you and your neighbours play 'Come Dine With Me'. We can think too much with our heads and not with our hearts, but Morgan craftsmanship doesn't let this happen. Every decision is made to create sheer enjoyment with an intriguing blend of craftsmanship and technology to keep you grinning from ear to ear. It's a personal experience from the moment you collect your car and you are handed a personalised leather bound diary; displaying professional photos of your chosen car at each step of its production journey.

You don't even have to sign on the bottom line of a V5 document to experience these emotions - just head over to Astwood Mews. If you ask nicely, you may be able to hire a Plus 4 for the weekend to whisk you and your co-pilot from village pub to village pub in the Cotswolds dreaming of your next property... the undeniably classic mews home.



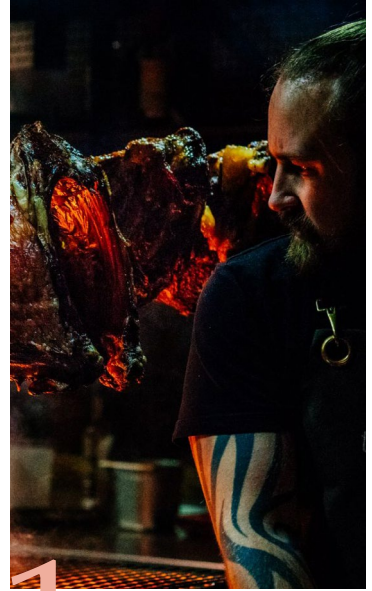
www.morgan-motor.com

LB LOVES...

SOHO

We're taking you on a trip around Soho - just in time for Christmas. Below, you'll find some suggestions for stylish places to shop from fashion to champagne and beautiful things for the home. When you need to take a break for a quick lunch, coffee on the go, or cocktails and festive fun, then check out our handpicked recommendations.

As Christmas approaches, the lights and atmosphere of Soho are guaranteed to put a smile on your face and fill you with the spirit of the season of goodwill.



1.

TEMPER SOHO

Step into Temper in Soho and you'll experience the theatre and excitement of a smokehouse with an open chefs kitchen and a 6 metre long firepit taking centre stage. Temper is all about sourcing the best quality meat from small farmers, animal welfare and great flavour. Enjoy bottomless Saturday brunches and enjoy fantastic house cocktails, or book for a standout Sunday lunch. The good news is they serve some delicious non-meat dishes too. You can take a seat close up to the chefs roasting whole cuts on an open fire, cosy up in a booth or take a table to enjoy your feast and the good Temper vibe and music.

www.temperrestaurant.com





2.

GERRY'S

Established back in 1985 by 'West End legend', Michael Kypriano, this is an Aladdin's Cave on Old Compton Street, where you will find even the rarest spirit or bottle of wine. You can enjoy tastings of eclectic and fine tipples most days and what's more, you will meet one of the delightful Gerry's team, who are as fascinating as the bottles they sell and the stories they tell.

www.gerrys.uk.com



3.

LINA STORES

For a taste of all things wonderfully Italian make your way to Lina's. The delicatessen has been selling authentic Italian produce and fresh handmade pasta since 1944 from their shop on Brewer Street. Everything is beautifully packaged and displayed. Whether it's a quick panino for lunch, a Pantone for Christmas, cured meats, cheeses and antipasti, the lovely staff will find you the perfect items for your Italian feast or a gift for a fellow foodie. This is a food cornucopia and we defy you to leave empty handed!

www.linastores.co.uk



4.

THE FRENCH HOUSE

Justified in being known as an iconic Soho pub, The French House's regulars and newcomers range from royalty, to artists, actors, wits and writers. The pub boast over 30 excellent champagnes and wines by the glass and the food is equally good. This Dean Street institution sticks firmly to its house rules – no mobile phones, no television, no machines and no music, making it a favourite with people who love a conversation. The fun is you will never know who you may spot at the bar from the world of show business.

www.frenchhousesoho.com



5.

BALANS

Balans serves amazing stylish food from all around the globe and guarantees a good time until the early hours. It prides itself in the provenance of its food and sourcing the finest ingredients. The restaurant has a reputation across London for its labour of love all-day brunch menu. No.60 is open until 5am serving dinner and mischievous spirit and its little sister at No.34 happily serves customers into the night too. Balans has come a long way since it first started as a sandwich bar – unbeatable Soho atmosphere and unforgettable food.

www.balans.co.uk



6.

SOHO RESIDENCE

It's impossible not to mention the word 'iconic' for so many dining, drinking and meeting places in Soho, where people have been socialising for centuries. Spread across three floors in Wardour Street in the original Roundhouse building, dating back to 1892, Soho Residence has reinvented itself in spectacular style and become one of the most exciting new venues in London. The discerning drinker can indulge in the restored and opulent bar and the botanical bar is a work of art, with a warm atmosphere to meet and relax with your nearest and dearest. DJ's offer up classy tunes and there's a tempting menu of sliders and tacos, including Vegan options. This is Soho spirit at its best.

www.sohoresidence.co.uk



7.

ALEX EAGLE STUDIO

Head to Lexington Street for some retail therapy and so much more – we cannot resist...

This is a beautifully curated space that combines the energy and warmth of a home, the dynamism of a stylish retail setting and the finesse and detail of a gallery. You can enjoy browsing a beautiful array of things – furniture, art and design, ceramics, books and fashion, sourced and put together by creative director, Alex Eagle. Ready to wear collections are handmade by their own tailors to produce luxurious modern day essentials that last forever. Go seek and enjoy!

www.alex eagle.com



8.

UNIVERSAL WORKS

Universal Works in Berwick Street, was inspired by founder and designer, David Keyte's formative years growing up in a provincial Midlands town in the seventies. Then followed experience of working alongside some of the best in the industry, including Paul Smith.

Universal Works is about the mixing of ideas; understanding heritage and context underpinned by contemporary needs and aesthetics. They champion skilled, small-scale production, carefully choosing where their garments are produced in the UK and overseas. The clothes are personally crafted, honest and never over designed. Some of the best of British design can be found here.

www.universalworks.co.uk



9.

MACHINE-A

Brewer Street is hip and cool and home to some of the most exciting high end fashion stores. Machine-A was founded by Stavros Karelis and Anna Trevelyan, to offer a conceptualised store offering both established and younger brands to the public. The MACHINE-A blog has a huge following because it documents all the exciting ongoings, launches and releases MACHINE-A offers. One of the first retailers to stock Craig Green and A-COLD-WALL, the retailer has a respected eye for talent, putting new brands adjacent to fashion pioneers such as Raf Simons and Maison Margiela. You may never have known you wanted it in your wardrobe until you find it here... just saying!

www.machine-a.com



10.

PIXI BEAUTY

Hard to believe that Pixi was created over two decades ago, when it launched its flagship store in Soho. The skincare and make-up brand now has a global fan club. Its products are all about bringing out the natural radiance in your skin to give you the 'good night's sleep glow'. The creator behind Pixi, Petra Strand, has spent 20 years perfecting her natural beauty brand and creates innovative formulations infused with botanicals and beneficial ingredients. Pop in and discover some of the beauty treats and get your glow ready for the party season!

www.pixibeauty.com



MOLLIE SWALLOW'S LETTINGS DIRECTOR AT LUROT BRAND PROVIDES A MARKET UPDATE

*The return of the renter makes
for a competitive end to the year*

Mollie Swallow

Lettings Director
mollie@lurotbrand.co.uk
020 7479 1996

The month of September saw the Prime Central London lettings market bounce back after a turbulent 18 months. From that point it has continued to go from strength to strength as people return to office working, overseas students return to the capital and the world gets back to a 'new normal'.

The last quarter of 2021 has proved to be the busiest since before Covid and rents have risen close to pre-pandemic levels. Recent data reveals that there are currently approximately 68% fewer properties on the market compared to this time last year and demand continues to outweigh supply.

Across the capital, rent rose by the highest percentage in a decade. It was not unusual for tenants to find themselves in bidding wars in order to secure the rental accommodation of choice. All the signs are that continuing levels of dwindling stock will mean this current market may not let up this side of Christmas.

Mews houses continue to prove their worth during these unusual times. The advantage of having your own private front door, versatile living and work from home space across multiple floors, and the ability to feel a part of a sociable community are continuing to attract a lot of overseas interest from those new to mews life in London.

If you are interested in renting out your property there is no better time to become a landlord. Please get in touch with me or one of our team for a rental valuation, or help with any general enquiries about the lettings process.



LUROT BRAND

Selling or renting your property?

We reach over 11,000 physical mews addresses
and many more 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
**QUEEN'S GATE
PLACE MEWS**
£4,750,000

- Freehold
- 3 Bedrooms
- 1 Reception Room
- 3 Bathrooms
- Garage
- 2382 sq.ft.





W2
LANCASTER MEWS
£3,500,000

- Freehold
- 3 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- Conservatory
- Garage
- 1950 sq.ft.

FOR SALE

FOR SALE

W11

PEMBRIDGE MEWS

£3,250,000

- Freehold
- 2 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Garden
- Balcony
- 1172 sq.ft.





W2
LANCASTER MEWS
£2,250,000

- Freehold
- 4-5 Bedrooms
- 2 Reception Rooms

- 2 Bathrooms
- 1755 sq.ft.

FOR SALE

FOR SALE

SE1
**HORSEMONGERS
MEWS**
£2,000,000

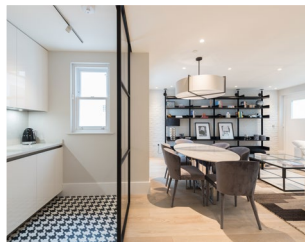
- Leasehold 99 years
- 3 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- Garden
- Roof Terrace
- Garage
- 1600 sq.ft.



SW7 • £3,950,000

KYNANCE MEWS

Freehold • 3 Bedrooms • 1 Reception Room •
3 Bathrooms • Patio • 1443 sq.ft. •



W2 • £3,950,000

PRINCES MEWS

• 4 Bedrooms • 3 Reception Rooms
• 4 Bathrooms • 2,199 sq.ft.

FOR SALE

W1J

BRICK STREET

£5,000,000

Freehold • 3 Bedrooms •



SW5

LAVERTON MEWS

£3,500,000

Freehold • 3 Bedrooms •



W11

ST. LUKE'S MEWS

Price On Application

Freehold • 3 Bedrooms •



W2

CRAVEN HILL MEWS

£3,000,000

Freehold • 5 Bedrooms •



SW7

MANSON MEWS

£2,950,000

Freehold • 5 Bedrooms •



SW7

PETERSHAM MEWS

£2,950,000

Freehold • 3 Bedrooms •



W2

PRINCES MEWS

£2,500,000

Freehold • 3 Bedrooms •



W2

BATHURST MEWS

£2,500,000

Freehold • 4 Bedrooms •



W9

PINDOCK MEWS

£2,385,000

Freehold • 2 Bedrooms •





SW7

CORNWALL GARDENS WALK

£2,295,000

- Freehold • 3 Bedrooms



W8

KELSO PLACE

£2,250,000

- Freehold • 3 Bedrooms



W2

SOUTHWICK MEWS

£2,150,000

- Freehold • 4 Bedrooms



W2

LANCASTER MEWS

£2,100,000

- Freehold • 2 Bedrooms



W2

PRINCES MEWS

£2,000,000

- Freehold • 3 Bedrooms



W2

PRINCES MEWS

£1,850,000

- Freehold • 3 Bedrooms



EC1V

ST. JOHN STREET

£1,650,000

- Leasehold 108 Years
- 3-4 Bedrooms



SW7

CRANLEY MEWS

£1,600,000

- Freehold • 2 Bedrooms



W2

RAINSFORD STREET

£1,550,000

- Freehold • 3 Bedrooms

SW1V

**ST. GEORGE'S
SQUARE MEWS**

£1,500,000

Freehold • 3 Bedrooms •



SW10

BILLING STREET

£1,450,000

Freehold •
2 Bedrooms •



SW1V

WEST MEWS

£1,375,000

Leasehold 962 years •
2 Bedrooms •



W2

REDE PLACE

£1,350,000

Freehold •
3 Bedrooms •



W2

**CHILWORTH
STREET**

£1,250,000

Share of Freehold 988 year •
2 Bedrooms •

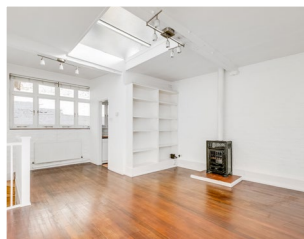


W2

**CONDUIT
PASSAGE**

£865,000

Freehold • 1 Bedroom •



LUROTBRAND.CO.UK

020 7590 9955

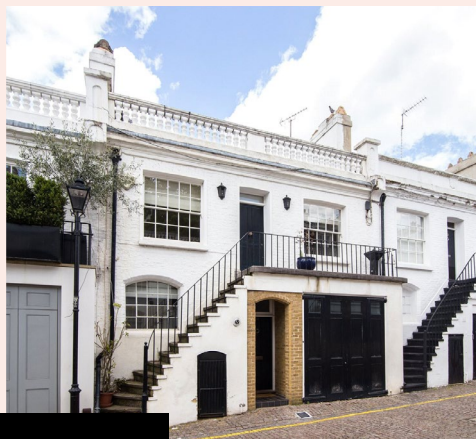
*Visit our website for more details
on all our properties*

SW1 • £3,950,000
EBURY MEWS EAST

Leasehold 109 years • 3 Bedrooms •

W11 • £2,250,000
HOLLAND PARK MEWS

• Freehold • 2 Bedrooms



RECENTLY SOLD



W2 • £2,000,000
ARCHERY CLOSE

Freehold • 2 Bedrooms •

W2 • £1,600,000
BROOK MEWS NORTH

• Freehold • 2 Bedrooms

And several others...

SOLD

NW6

OPAL MEWS

£2,120 pw

- 2 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Communal Gardens
- Resident Parking
- Long Let
- 3989 sq.ft.





SW1X
**GROSVENOR
CRESCENT MEWS**
£2,050 pw

- 2 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Roof Terrace

- Resident Parking
- Unfurnished
- Long Let
- 1338 sq.ft.

TO LET

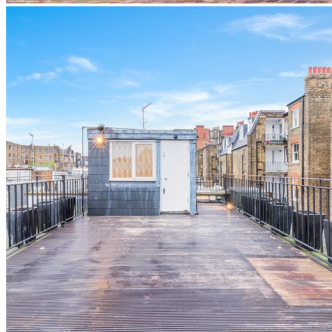
TO LET

W8

ADAM & EVE MEWS

£1,500 pw

- 3 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Roof Terrace
- Garage
- Long Let
- 1882 sq.ft.





W2

BATHURST MEWS

£1,550 pw

• 2 Bedrooms



W2

PRINCES MEWS

£1,350 pw

• 2 Bedrooms



SW7

PETERSHAM PLACE

£1,246 pw

• 4 Bedrooms



W11

QUEENSDALE WALK

£1,000 pw

• 2 Bedrooms



W1H

MONTAGU MEWS WEST

£1,000 pw

• 2 Bedrooms



W2

BATHURST MEWS

£895 pw

• 3 Bedrooms



W2

RADNOR MEWS

£850 pw

• 3 Bedrooms



W2

BATHURST MEWS

£850 pw

• 2 Bedrooms



NW8

ABERCORN CLOSE

£725 pw

• 2 Bedrooms

SW3 • £2,500 pw

HANS ROAD

3 Bedrooms •

SW7 • £1,100 pw

QUEENS GATE MEWS

• 3 Bedrooms



RECENTLY LET



W2 • £950 pw

EASTBOURNE MEWS

2 Bedrooms •

W11 • £850 pw

WILBY MEWS

• 2 Bedrooms

And several others...

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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