

MEWS NEWS

WINTER 2022



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MEWS SPECIALISTS EST. 1971

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THE FIRST WORD IN MEWS

CONTENTS WINTER 2022

04 WELCOME TO MEWS NEWS

06 IS NOW A TIME TO DIGEST OR INVEST?
by Zoe Dare Hall - Award Winning Property Journalist

10 ONE-TO-ONE WITH...
*Residents at Ennismore Mews,
Overall Winner of Mews in Bloom*

14 GET PROPERTY READY...
by Mollie Swallow

16 EVERCHANGING MEWS
*Understanding Mews Arches
by Martyn John Brown*

22 LB LOVES... NOTTING HILL
Our tried & tested recommendations

27 PROPERTIES FOR SALE

38 PROPERTIES TO LET

WELCOME TO MEWS NEWS WINTER 2022

Well here we are again, Christmas is round the corner, 'to-do' lists are coming under attack, old recipe books are being dusted off. Some of us will be celebrating the first Christmas in a new home or thinking about it being the last and moving on.

Seasons greetings
and our warmest wishes
to one and all for 2023.



This is our last issue of 2022 and it's been another memorable year.

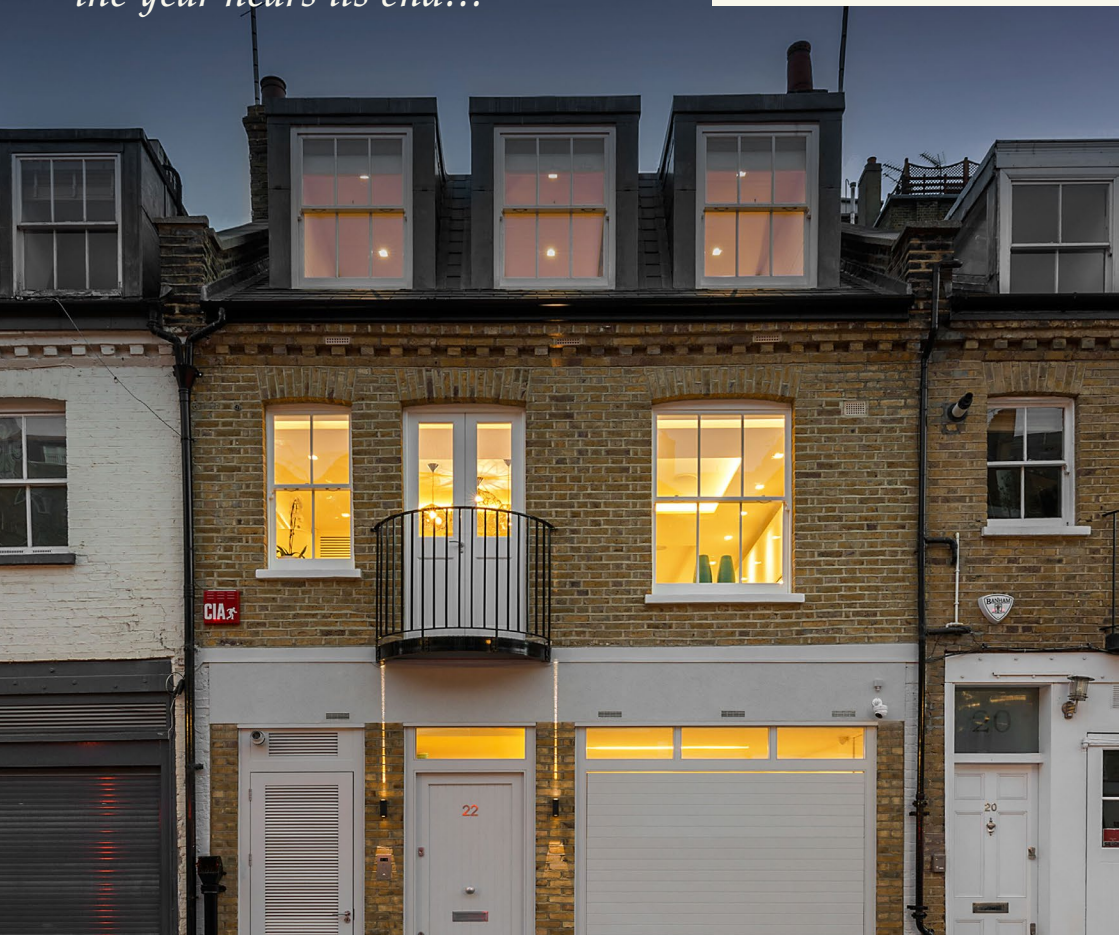
This edition is seasonal in spirit. We've given you some suggestions for festive cheer, fun and pampering in LB Loves... Notting Hill. Award winning Zoe Dare Hall navigates 2023's London property market with our own Billy Harvey's insight. Mollie Swallow advises on maintaining your investment property and tips for landlords in a busy rental market. Everchanging Mews looks at the architectural merits of our mews arches. Our one-to-one is with the triumphant winner of Mews in Bloom 2022 – a massive well done to the residents at Ennismore Mews.

Enjoy! Thank you for reading and being part of our Mews News community throughout the year.

IS NOW A TIME TO DIGEST OR INVEST?

We've become used to instability in recent years – and the current political and economic crises are the latest to make buyers and vendors take stock. Zoe Dare Hall looks at how the prime London market is poised as the year nears its end...

As we hunker down for winter, with an extra jumper on, and look back at recent months, it can feel dizzying to keep up with the pace of change. The last Mews News came out as the nation was witnessing the passing of the longest-ever reigning British monarch and the early days of what turned out to be our shortest-ever serving prime minister.





That was just three months ago. Since then, we've seen a mini-budget that promised the biggest tax cuts in 50 years and then, within weeks, an Autumn Statement hailed as the quickest U-turn in economic history. We've watched Rishi Sunak move into Number 10 and rail workers and postal workers go on strike. The pound has discovered previously unknown depths, inflation has hit a 40-year high, and 1,000 mortgage products have disappeared overnight. And then there's what's going on in the rest of the world...

On the other hand, after several years of economic uncertainty brought about by an ever-growing list of factors that are becoming hard to even remember in order anymore, there's also a sense of here we go again. Uncertainty has become a given, it's hard to remember life without it.

As it has turned out, the Autumn Statement was unremarkable at least as far as the prime London property market is concerned. Some high earners will be hit by higher taxes, but the most punitive changes that people feared,

after the disastrous mini-budget, failed to materialise. The stamp duty cuts brought in by the former chancellor Kwasi Kwarteng will remain till 2025, which is good news for buyers at the lower end of the market, but fundamentally won't affect people's decisions in the prime market. Confidence has been restored by the new PM, thinks Billy Harvey, Mews associate at Lurot Brand. "There's definitely a sense that we'll have a more sensible fiscal policy with Rishi and buyer confidence has returned."

"However there's no sugar-coating the levels of activity in the prime market currently," says Harvey. "There was a flurry at the end of September as people locked into good mortgage deals and thought 'let's just buy anything', that has tailed off now. Numbers are down for everything – viewings, applicants, sales," he comments. "But the buyers who are out there are serious. It's very much a needs-based buyer's market now, not a discretionary one, and where people need to upsize or downsize for whatever reason, properties are achieving good prices."

It's a phase of the prime London market that could be called the digestive process. Buyers are taking their time to consume the news - in particular the sharp rising cost of living - letting it settle before they make any big moves. But we've been here before in recent years, from the stamp duty changes in 2014 to the instability wreaked by years of Brexit and Covid. "Every time we see a massive change in the market, there is a natural lull in activity for a period of time," says Harvey. "Buyers and vendors take stock of the situation before making any decisions with their housing plans. As is always the case during this uncertainty, quality properties continue to sell and the demand for them remains strong."

One market, in which it's often easier to get on with things, is the mews property sector, Harvey thinks. "They are generally freehold houses, so there are no service charges, ground rents or sinking funds. In general, the costs are stable, which is a big attraction now."

The mews market is also a niche dominated by cash buyers, so no rising interest rates to spend sleepless nights over. There are the parents buying mews houses for grown-up children. "We've just agreed one such house in Notting Hill to parents buying for their child in their twenties," says Harvey. "In a location like a mews in the heart of Notting Hill, you get the peace and quiet of a mews street with tons going on nearby."





There are also buyers who spot a rare mews opportunity, such as a recent mews flat with a garage, having just 11.5 years left on its lease. “It’s available with a guide price of £550,000 and will cost about £1 million to extend the lease, but the end value will be nearly £2m,” says Harvey, who dealt with three competing bidders for the property. “It was an unusual opportunity, when leases reach 80 years, the owner usually decides it’s time to do something as the longer they wait, the more it costs to renew.”

And there are buyers who know the current time is far from ideal – but it may still be better than what’s to come. “Buyers accept everything is going to cost more now, but some are making plans to exchange before Christmas. If they need a mortgage, they are aware that rates could rise again,” Harvey comments. “Things are changing day by day, week by week, so we’re managing clients’ expectations,” he adds. “But mews aren’t standard properties, and they are slightly more immune to big changes in the market.”

There’s also something very appealing to be said for the tranquillity that living in a mews street offers, shielded from all the noise and hustle that has returned to London post-Covid. No doubt 2023 will herald a bounceback sooner or later, but there’s a long winter to get through first. Time to breathe, digest... and reach for that extra woolly.

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)

ONE-TO-ONE WITH RESIDENTS AT ENNISMORE MEWS

*This year's overall winner
of Mews in Bloom 2022*

Neighbourly enthusiasm, green fingers and creative vision sprung into life this year amongst the residential community of Ennismore Mews.

The result was not only a well-deserved first place and winner's plaque for our Mews in Bloom competition, but new friendships, lots of laughter, colourful planting, and a burgeoning safe green garden space for children and adults to enjoy from their windows in the winter and outside when the sun shines.

Resident Tony Jones at number 24 and fellow neighbour and resident, Samer Younis at number 14 explain the thinking behind the mews garden design, and how successfully they got the residents involved to improve the quality of daily life in their mews and add value to their homes.





Tell us a little about Ennismore Mews...

- There are 39 residences and around 100 residents living in Ennismore Mews. The age range is widely spread, from a dozen young children, to students, many, perhaps most, of working age, some newly retired (or of an age to do so), and then some oldies in their 70's, 80's and even two 95 year-olds. The most extraordinary and one of the things that makes our mews so special is the wealth of nationalities – we have 20 different ones enriching all our lives every day. Being relatively traffic-free means that children's ball games and at the other extreme, using the mews for walking and personal trainers means our mews can be enjoyed by all.

What inspired you to begin giving the mews a 'facelift'?

- We decided to improve the quality of our lives and add to the value of our properties by making it the most visually impressive in town. Our plan was, and continues to build on the existing displays of flowers, shrubs and trees and encourage others to enter into a joint effort for all of us to benefit and enjoy; creating a friendly and visually desirable environment.

Explain how you went about creating the new look green space?

- We wrote to everyone with an offer to hire a contractor to service any planting. We also suggested to run a maintenance service but suggested that each resident should fund their own installation. Myself and my co-founder, Samer funded some specimen trees to give encouragement. We did some back-of-an-envelope calculations having hired and agreed with a contractor the frequency, length of visit and hourly cost of maintenance. We offered all residents three levels of fees and arranged the following:
 1. *Appointed a professional gardener (already working locally) at the rate of £30 per man hour to advise and maintain the proposed installations throughout the year, so we enjoy a balance of colour, variety and sustainability.*
 2. *Establish a range of troughs and planters, stocked with a colourful array of flowers, climbing plants, shrubs and trees to be chosen and purchased by residents in consultation with the appointed gardener, or independently if preferred.*

How does the scheme continue to operate for the mews residents?

- We proposed levels of membership and annual subscriptions for the scheme to suit everyone's individual requirements depending on the level of time and effort they wanted to commit to upkeep; whether they wanted holiday maintenance; those looking for a routine and regular service for watering, weeding and pruning, and those wishing to protect and look after their plants when often away from the mews.

We calculated a subscription working on the need for fortnightly maintenance in spring and autumn, weekly in summer and monthly in winter. Based on each visit taking 1½ hours the annual cost is around £1,350 and the subscription fees are based on this.

Thanks to appointing gardening guru, Greg Carling www.gregsplants.co.uk, the quality of plant maintenance service we expected has been achieved. We have reappointed Greg, increasing his hourly rate for plant maintenance to counter

the increased cost of fuel, transport and labour. We also now have a more accurate record of the frequency of attendance necessary, so that we can hopefully hold this price level for some years.

How did residents respond to your idea?

- We could not have imagined that this idea would catch on so universally and morph into a sort of social convenience store - where issues such as the installation of superfast broadband by fibre optic cable could be co-ordinated. We soon started to meet up over wine and nibbles, and then everyone wanted to join.

What are some of the standout delights?

- One example that springs to mind is our paradigm neighbour, Emma Rees at the south end of the mews. We enjoy an array of **climbers:** jasmine and clematis; **trees:** olive, cherry, acer and bay; **shrubs:** box, fuchsia, and of course, **flowers:** geraniums, but a very wide range; in **winter:** cyclamen add colour and cheer.





How did you find out about Mews in Bloom?

- We learnt about the competition from reading and following Mews News. We joined because Samer and I had met up and decided to co-ordinate an effort to improve value, ambience and quality of life by “civilising” the mews, not least by foliage, improving the greenery and floral elements. We only started our project in 2021 and felt so inspired we decided to apply to enter. We didn’t settle on a theme, but this year many of us started the planting year with yellow and blue in support of Ukraine and there were a few Ukrainian flags dotted around.

The judging was not too challenging because we stressed that what we should do was work really hard, “think long”, do our very best, and plan for next year! We had low expectations so it was exciting but not nail-biting!

**GET PROPERTY
READY...**

**GET SET &
GET SMART
NOW FOR 2023**

*Lurot Brand's
experienced Lettings
team gives some
seasonal advice
for landlords*

Preparing your rental investment property is important, not only to meet current legislation for landlords and tenants, but when it comes to upkeep and maintaining your property to guarantee you really do maximise the investment income potential.

There's no doubt that as we wind up the year, lettings stock is woefully low, but there continues to be a whopping demand from professional and corporate tenants looking to secure their rental home before the beginning of 2023.

Such a strong demand from keen tenants has boosted rents to an all-time high, there are definite signs which point to this continuing throughout 2023.

The festive period gives time for a landlord to take stock and reassess your rental investment. Ask yourself and your managing agent - is it working for you, what maintenance work should be booked in, and what can you do to increase profitability?



Mollie Swallow

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



TO HELP STEER CLEAR OF ANY VOID PERIODS, WE RECOMMEND MAKING SURE THAT THE FOLLOWING THINGS ARE TICKED OFF YOUR LIST:

- **Update your EPC if it's older than 10 years.**
- **Schedule in an EICR if your current one is older than five years (wiring dependent).**
- **Is your annual gas safety certificate due for a renewal?**
- **Give your property a fresh coat of paint if it needs one.**
- **Do you have any maintenance problems that need addressing, because now is the perfect time to tackle these.**
- **For exterior jobs, try to schedule tradespeople in before Christmas ready to start work in early spring.**

Historically, Rightmove experiences its busiest day for tenant enquiries on Boxing Day. Notoriously, no sooner has the 25th December passed, than thoughts turn to moving in the New Year, both for tenants and homeowners. Whether it's a lifestyle change, upsizing to accommodate a growing family, wanting outside space, downsizing or sadly moving out and on. Everyone focuses on making a new plan for the year ahead. 'New Year, New Me' and top of the list usually starts with 'New Home'.

So, whether tenants are organised and looking before Christmas or starting their search after the festivities, January can be a lucrative time for landlords to secure the best tenancy. To ensure you maximise this busy period, make sure your property is marketed before the arrival of the Christmas holidays and ready for a January move-in.



EVERCHANGING MEWS

UNDERSTANDING MEWS ARCHES

By Martyn John Brown

One of the characteristic features of a mews is its entrance and in particular its arch. But how typical is this? What variety of arches are there? Why were the arches built, and who do they belong to?

Arches mark out the mews within their location and give them some architectural merit. Aside from that, mews tend to possess little architectural merit; the properties are small, uniform, and constructed from conventional materials. Few properties are listed and their conservation area status is based on their collective appearance.





Montagu Mews South

Originally, a mews property was built as the modern equivalent of a live/work unit; residential accommodation was built above an area used for trade or commerce. Functional in design, they were simply constructed on more of an equine scale as they were originally occupied by horses and carriages.

The mews acted as service streets, tucked away from the main houses they served and many now show themselves to the public in deference to their social status as a third-class location.

In their book 'The Mews of London' Barbara Rosen and Wolfgang Zuckermann explained, "...many a mews is hidden from the glance of the casual passer-by and are entered through arches or discrete gateways often set unobtrusively into a building façade."

The functional requirements of the mews, together with the shape of the site and the constraints determined by the London Building Acts and byelaws, determined the mews design and layout.

The Metropolitan Board of Works was the legislative body responsible for the approval of applications to create or alter many of the mews. They determined the design aspects, such as the width, height, paving construction details, and access to the mews.

There were five designs for the types of entrances designed to hide the mews from passers-by:

1. A NARROW ENTRANCE

Where the entrance narrows at the point of entry to the mews, which were generally wider than their entrances. The Metropolitan Board of Works required the minimum width to be 20 feet which became part of building regulations. This allowed coaches to pass, for example, Montagu Mews South has a splayed shape at the entrance. This simple visual design on the first mews survives from the 18th century.

Generally, gates were not provided, because the Metropolitan Board of Works made it clear they considered the mews to be public spaces and gates would have compromised this.



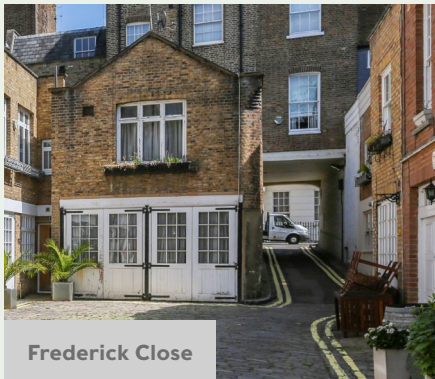
Burton Mews

2. A CHANGE OF DIRECTION

Here the mews are hidden from sight of passers-by around a corner or by using an offset entrance e.g. Burton Mews.

3. AN ENTRANCE UNDER THE ADJACENT BUILDINGS

Typically, the entrance is incorporated into a terrace of houses using what looks like an arch e.g. Frederick Close. Such designs were not favoured by the Metropolitan Board of Works, who strongly opposed this form as an only entrance to the mews. The Metropolitan Board of Works felt that the mews entrance should be open to the sky to improve ventilation. Dating back to 1865, St. George's Square Mews was refused permission for two entrances until both were made open to the sky.



Frederick Close



Astwood Mews

4. AN ENTRANCE OPEN FROM ABOVE

This may be designed or consequential e.g., Astwood Mews where the arch has been removed.

5. A SEPARATE MEWS ARCH

19th-century fashion originated by the royal architect, John Nash - in the design of the Royal Mews and his work in Regents Park; thereafter seen on the majority of mews in Belgravia and Kensington.

Belgrave Mews West has an odd, but nevertheless listed freestanding arch. It is not connected to the street façade and is now isolated in the middle of the modern federal German Embassy complex where other parts of the mews have succumbed to indifferent modern designs.



Belgrave Mews West



Redcliffe Mews

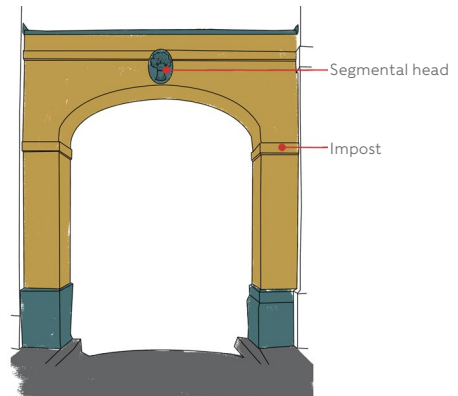
Conservation areas now cover much of central London with around 70% of mews included. Only a smattering of mews contain listed buildings, although most with arches are listed. These arches are less prevalent than their iconic image might suggest with less than 10% of the 378 authentic mews (as recorded by Everchangingmews.com), having an arch.

Arches range from simple openings to imposing portals which employ an array of classic motifs.

Here we see the basic classical architectural composition known as an Aedicule i.e., a frame around an opening consisting of two columns supporting the head. Redcliffe Mews has only one arched entrance which is constructed from a simple opening flanked by twin Doric columns supporting an entablature and the pediment, inscribed with the date 1869.

HUMBLE ARCH

Eaton Mews South



Simple painted and stucco finished arch with segmented head and impost band

On a slightly grander scale are the arches at Stanhope Mews West. Classical arches dominate the mews on the Grosvenor Estate in Belgravia, the design of many being attributed to Thomas Cubitt. These employ a selection of architectural features such as keystones, rusticated finishes, impostes, cornices, pedestals, parapets, and decorative scrolls. The arches were designed to be unique and at Stanhope Mews West are different at each end of the mews though stylistically complimentary.

The arch's primary function is to divide space. Probably the best example of a form of division being the west entrance to Holland Park Mews, which is placed at the bottom of a slope and uses its columns to create three parts - a wide carriage entrance and two narrow pedestrian entrances.

This deliberately echoes the imposing grandeur of the Roman triumphal arch such as Rome's Arch of Constantine.



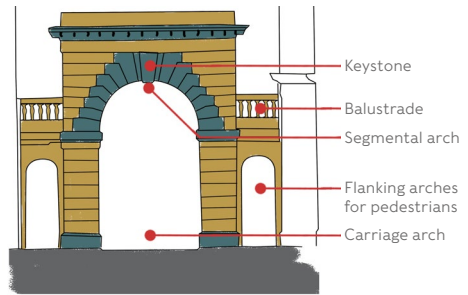
Mews arches were designed to maintain the integrity and rhythm of the terrace when it was introduced to the planning of streets and squares – notably Belgrave Square and its surrounding area. Here, the street side of the arches are more ornate and flamboyant than that seen from the mews, which is often left bare.

Today, these qualities attract mews residents, creating a sense of entering an exclusive domain under an imposing arch as if passing through a gatehouse to a private estate.

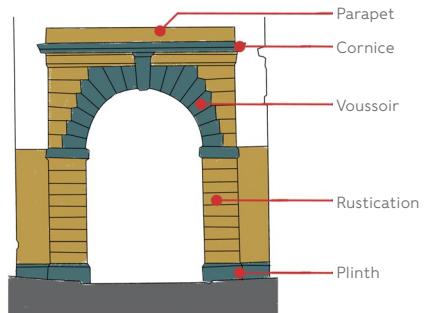
Classical buildings are based on temples or triumphal arches. From the Temple comes the pediment (the triangular top), and from the triumphal arch comes the particular arrangement of columns and arches.

GREAT ARCHES

Stanhope Mews West



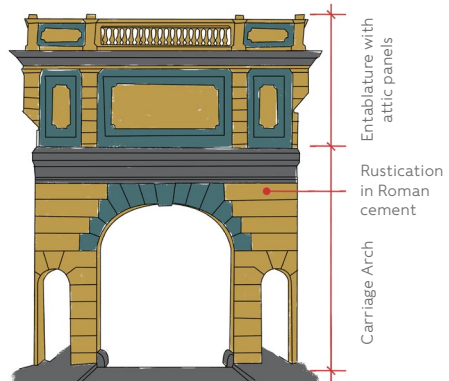
From Stanhope Gardens



From Cromwell Road

TRIUMPHAL ARCH

Holland Park Mews



Giant archway of triumphal character in screen form with rusticated wall finish



Queens Gate Place Mews

The triumphal arch is a Roman form and appears on most classical buildings. This comprises the following parts: plinth, bass, engaged columns, keystone, voussoirs, attic story, cornice and decorative panels.

The arch to Queens Gate Place Mews, circa 1855, is a Grade II Listed complex classical design consisting of a large central opening to accommodate a grand carriage with two smaller pedestrian entrances either side. The curved pediments contain an elaborate scrolled motif and entablature are supported by two giant Ionic columns. The elevation has a part rusticated finish.

The ownership of the arches has proven a thorny subject over the years. Ownership of those built into adjacent dwellings, and ones that the estates clearly maintain can be excluded from this ownership mystery, but elsewhere there are independent and free-standing structures without obvious ownership.

This problem was such a concern in 1972, that the town planning committee of Royal Borough of Kensington and Chelsea affixed a poster to the arches in an attempt to trace their owners. This stated... *"This arch is important to the street scene but it is deteriorating due to a lack of maintenance... Who owns this arch?"*

Today, the arches seem to have been reclaimed and appear in better repair. Mews and their arches have undergone remarkable changes in the last 200 or so years. It is a testimony to their adaptability that so many are so fully utilised... such is the fascination of the Everchanging Mews.



Further advice about London Mews

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

Everchanging Mews and London Mansion Flats Limited is owned and run by Martyn John Brown who provides professional surveying advice – for surveys, valuations and Party Wall matters contact info@everchangingmews.com, info@londonmansionflats.com or call Martyn on **0207 419 5033**.

LB LOVES...

HILL
NOTTING

It's fun, it's full of energy, and it's perfect for festive treats, catching up, celebrating Christmas and chilling as you shop for that special present. What's not to like about Notting Hill? It's our 'go-to' place, so here are some of the season's favourites for your 'to-do' list this year.



1.

**JULIE'S, PORTLAND ROAD –
RESTAURANT & CHAMPAGNE BAR**

A neighbourhood stalwart among restaurants, Julie's has been attracting locals and international A-listers for more than 50 years. It's had what it likes to call a 'rebirth' but retains its family sense of welcoming spirit and has a reputation for offering a late night party atmosphere, especially in its downstairs alcoves. Seasonal beautifully presented food day or night and do check out their delicious festive menus, which mean less stress and more time to party.

www.juliesrestaurant.com



2.

ERPINGHAM HOUSE
- RESTAURANT

This restaurant serves dishes free from any animal products whatsoever, making their food suitable for vegans, vegetarians & a number of other allergens. Produce is locally & responsibly sourced and made fresh to order each day. They believe healthy food should also be delicious & sustainable, so you'll find seasonal favourites bursting with flavour, that are kind to you & the planet!

www.erpinghamhouse.com/london

3.

CINQUECENTO
- BEST PIZZA IN LONDON

Sometimes nothing but the best pizza will do, especially when you face the prospect of endless English meaty feasts over Christmas. Founders Emanuele and Melo came to London fresh from Naples with a shared dream of creating a truly authentic Neapolitan pizzeria. All ingredients are 100% Italian and they use a stone crushed flour – Ovvietà, which is far easier to digest with many healthier benefits. Their San Marzano tomato sauce hails from Campania grown exclusively in the volcanic soil.

www.cinquecentopizzeria.com

4.

ZÉPHYR - VERY NEW
GREEK RESTAURANT

Named after the Greek god of the West wind - a soft gentle breeze - Zéphyr offers a casual dining affair inspired by Grecian culture and a late-night bar downstairs.

www.zephyr.london



5.

COCK & BOTTLE

- A NOTTING HILL INSTITUTION

Tucked away in a pretty and quiet pocket of Notting Hill, opposite St Mary of the Angels Church, this pub is one of London's most traditional and charming old pubs. The Head Chef has perfected a menu that balances all the traditional 'pub' dishes, but also loves going the extra mile for the upstairs dining room. The menu changes weekly to reflect the seasons. The wine list boasts an excellent blend of Old and New World wines with plenty of local craft beer as well as the better known old breweries for your perfect pint at Christmas.

www.cockandbottlew11.com



6.

**ALICE'S - SHOP FEATURED
IN NOTTING HILL (MOVIE)**

When you have run out of present ideas for the person who has everything, head on down to Portobello Road and lose yourself in Alice's - an emporium offering an eclectic assortment of antique & vintage furnishings, china, curios & toys. Established way back in 1887, Alice's is truly an iconic quaint shop that locals could simply not imagine being there. At this time of year, it provides inspiration and ideas for a gift out of the ordinary, guaranteed not to be copied at Christmas.

www.instagram.com/alicesportobello



If all this wining, dining and shopping in Notting Hill gives you a yearning for a more permanent residence, feel free to pop in to our Notting Hill office to chat about the mews properties we have available. **8 Ladbroke Grove, W11 3BG**



7.

WALMER CASTLE – RESTAURANT & BAR

Looking to reconnect with your Scottish heritage, or enjoy some of the finest malts. The Walmer Castle Notting Hill has reopened as a restaurant, cocktail and whisky bar. In collaboration with The Craigellachie Hotel, The Walmer brings the essence of Speyside to London. The food menu is a genuine celebration of the provenance of Speyside, the finest Scottish produce in the world due to the region's diverse landscape and agriculture.

www.walmercastlenottinghill.co.uk



8.

AIMÉ – INDEPENDENT CLOTHING STORE

When you shop here, as well as an irresistible wardrobe and the perfect party outfit, you might discover a new artist from France and a signature Vanda playlist. Founded back in 1999 by two French-Vietnamese sisters, Aimé finds and curates clothes that work for women's lives – luxurious, functional, feminine and always with a whiff of Parisian style. Brands range from Isabel Marant, Michel Vivien and Officine Generale as well as creating their own in house brand. Happy Christmas shopping!

www.aimelondon.com



9.

BODYISM – WELLNESS CLUB

Get your mind, body and soul into shape and find your own personal wellness space at Bodyism in Westbourne Grove. You can join and have one-to-one or group classes that take an holistic approach – ideal for this busy time of year. The mood is light, the interiors bright and natural with purified air and wonderful pampering extras – ghd hairstyling equipment, organic and vegan Lemberger Stafsing hair products, and skincare and body treatments by Wildsmith Skin. Find the best version of you and feel great about 2023.

www.bodyism.com/flagship-club

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.

Click below to book a valuation

020 7590 9955
www.lurotbrand.co.uk



W1G
WIMPOLE MEWS
 £5,000,000

- Leasehold 902 years
- 3 Bedrooms
- 3 Reception Rooms
- 4 Bathrooms
- Garage
- 2175 sq. ft.

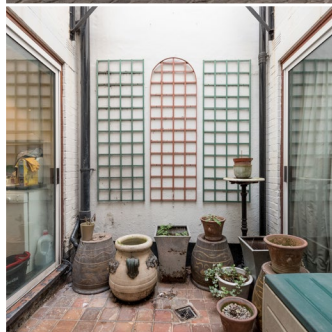
FOR SALE

SW7

RELTON MEWS

£4,500,000

- Freehold
- 5 Bedrooms
- 4 Reception Rooms
- 4 Bathrooms
- Patio
- 2158 sq. ft.





SW5
REDFIELD LANE
£4,000,000

- Freehold
- 2 Houses
- 8 Bedrooms

- 4 Reception Rooms
- 8 Bathrooms
- 3033 sq. ft.

FOR SALE

FOR SALE

W2

BATHURST MEWS

£3,750,000

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





SW5

SPEAR MEWS

£3,500,000

- Freehold
- 5 Bedrooms
- 1 Reception Room

- 4 Bathrooms
- Garden
- 1909 sq. ft.

FOR SALE

FOR SALE

SW7

PETERSHAM PLACE

£3,375,000

- Freehold
- 5 Bedrooms
- 3 Reception Rooms
- 4 Bathrooms
- 2006 sq. ft.





W2
BATHURST MEWS

£2,000,000

- Freehold
- 3 Bedrooms
- Reception Room

- Garage
- 1058 sq. ft

FOR SALE

FOR SALE

W11

LEBURY MEWS NORTH

£1,250,000

- Leasehold 969 years
- Studio & Office
- 1 Bedroom
- 1 Reception Room
- 2 Bathrooms
- 838 sq. ft.



SW1W • £4,300,000
EATON MEWS WEST

Freehold • 3 Bedrooms •



SW7 • £3,650,000
KYNANCE MEWS

• Freehold • 3 Bedrooms



W11 • £3,200,000
ST. LUKES MEWS

Freehold • 3 Bedrooms •



W14 • £1,200,000
COMERAGH MEWS

• Freehold • 3 Bedrooms

SW8

**QUEENSTOWN
MEWS**

£2,500,000

Freehold • Commercial Units •



W8

**RADLEY
MEWS**

£2,050,000

Freehold • 2 Bedrooms •



SW5

**REDFIELD
LANE**

£1,950,000

Freehold • 4 Bedrooms •



W2

**SOUTHWICK
MEWS**

£1,875,000

Freehold • 4 Bedrooms •



W11

**ADDISON
PLACE**

£1,725,000

Freehold • 2 Bedrooms •



W2

**RAINSFORD
STREET**

£1,550,000

Freehold • 3 Bedrooms •



W11

**CLEARWATER
TERRACE**

£1,495,000

Freehold • 3 Bedrooms •



SW5

**CHILD'S
WALK**

£1,400,000

Freehold • 2 Bedrooms •



W2

**CHILWORTH
STREET**

£1,250,000

Share of Freehold 987 years •
2 Bedrooms •



W2 • £3,000,000

**CRAVEN
HILL MEWS**

Freehold • 5 Bedrooms •

SW7 • £2,295,000

**CORNWALL
GARDENS WALK**

• Freehold • 3 Bedrooms



RECENTLY SOLD



W2 • £1,800,000

**PRINCES
MEWS**

Freehold • 2 Bedrooms •

SW1 • £1,800,000

**ST. GEORGE'S
SQUARE MEWS**

• Freehold • 3 Bedrooms

And several others...

SW7

PETERSHAM PLACE

£2,950 pw

- 4 Bedrooms
- 2 Reception Rooms
- 4 Bathrooms
- Long Let
- 2018 sq. ft.





SW7
QUEEN'S GATE
£2,700 pw

- Penthouse
- 3 Bedrooms
- 1 Reception Room
- 3 Bathrooms

- Long Let
- Unfurnished
- 2785 sq. ft.

TO LET

TO LET

SW7

PETERSHAM PLACE

£1,950 pw

- 4 Bedrooms
- 3 Reception Rooms
- 5 Bathrooms
- Unfurnished
- Long Let
- 2087 sq. ft.





W11
CODRINGTON MEWS
£1,500 pw

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

- Garage
- Unfurnished
- Long Let
- 1787 sq. ft.

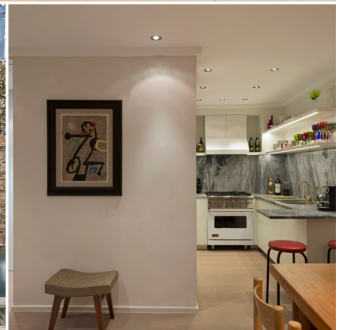
TO LET

W2

SOUTHWICK MEWS

£1,250 pw

- 4 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- Furnished
- Long Let
- 1299 sq. ft.





W2
BATHURST MEWS

£895 pw

- 2 Bedrooms
- 1 Reception Room
- 2 Bathrooms

- Unfurnished
- Long Let
- 930 sq. ft.

TO LET

W2 GLOUCESTER MEWS WEST

£810 pw

- 3 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Patio
- Unfurnished
- Long Let
- 1114 sq. ft.





W2

REDE PLACE

£650 pw

- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom

- Unfurnished
- Long Let
- 737 sq. ft.

TO LET

W2 • £1,600 pw
CONDUIT MEWS

4 Bedrooms • Long Let •

SW7 • £1,550 pw
RUTLAND STREET

• 3 Bedrooms • Long Let



RECENTLY LET



NW1 • £950 pw
CAMDEN MEWS

4 Bedrooms • Long Let •

SW3 • £850 pw
OVINGTON MEWS

• 2 Bedrooms • Long Let

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

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

020 7590 9955

WWW.LUROTBRAND.CO.UK



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