

RICKMAN TIMES

YOUR MONTHLY SCOOP FROM RICKMAN PROPERTIES

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06/2026

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Featured Properties for Sale – Our Top Picks This Month:

Princess Gate Mews SW7 – 4 bed House, 3 Bath, Freehold, South Kensington - £4 M

Redcliffe Close SW5 – 1 Bed Flat, 1 bath, Share of Freehold, Old Brompton Road £600 K

[Renters Rights Act \(the story so far\)](#)

1st May saw the most major change to the private rental sector for many, many years. Even columnists have stated this as an ‘evolution’ of the rental sector! It is now just over one month old and surely too soon to gauge any effects, but what we would like to address are the initial worrying parts of this act.

No fixed term – There will be a start date on the contract (Assured Periodic Tenancy) but NO end date. At Rickman we have never served a section 21 notice in 25 years of business, our landlords were happy with the current tenant we selected, rent was paid, with no complaints; so should a professional landlord want to terminate? Over 90% of tenants give notice naturally for more space, moving to a different part of the UK or overseas etc, and still do today. In the early 1980’s there was always the discussion of whether you should opt towards pension or property for security later in life? Some chose both, but not many.

Here at Rickman we still manage investors’ portfolios from as far back as 1997 and they have done very well. Today, buying an investment property is still for the long term - you can’t just dip in casually and expect high capital gains - it’s a marathon, not a sprint. We are seeing returns at around 4%-5% gross at present. There is still demand from tenants, so your property should not be vacant for long, and if it is, simply call us.

Hot Sale: Somerset Square, Holland Park W14



Somerset Square is a desirable location situated just off Addison Road, in the heart of Holland Park and offers convenient access to the nearby boutiques, cafés and transport links of Holland Park and Kensington with the expansive green spaces of Holland Park only moments away.

This beautifully refurbished four-bedroom, property combines contemporary design with thoughtful detailing. Benefitting from off-street parking and a private garage, the home features recently installed double glazed sash windows, underfloor heating to the first floor and bathrooms, and an integrated air-conditioning system. The principal suite boasts a walk-in wardrobe, luxurious en-suite bathroom and French windows opening onto a west-facing terrace.

Somerset Square is situated off Addison Road, close to Holland Park and Kensington High Street. There are many excellent shops, restaurants and bars close by and is well serviced by transport facilities.

Price: £4.5M

Freehold Town House



HOT PROPERTY: TO RENT- Belgravia SW1X- Live the SW Lifestyle
Exclusive property in Belgravia’s most exclusive private mews, this immaculately presented 5-bedroom mews house spans almost 4,000 sq ft across four floors. The property is perfectly located for easy access to the luxury amenities of both **Belgravia and Knightsbridge**. Positioned on the island section of the mews, the house benefits from abundant natural light with windows at both the front and rear.

The home boasts generous reception areas, including a stunning 30’ dual-aspect drawing room on the first floor. Accommodation includes 5 double bedrooms, all with ensuite bathrooms or shower rooms, a separate guest cloakroom, 2 kitchens, a formal dining room, and a study.

Additional features include a private garage, mews parking, and the freehold title

Available now

For rent - £4,750 p/w

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Arts & Culture

June the new season is here: Discover London This Summer



Blooming Bright This Summer – June Events & Summer Fun in Kensington & Chelsea

🌸 Summer Spirit – June Happenings You Can't Miss! 🌈

☀️ Major June Events

Great Exhibition Road Festival

A free weekend festival celebrating science, technology, arts, and culture in South Kensington. Expect hands-on workshops, talks, performances, family activities, and exhibits from institutions including Imperial College London, Natural History Museum, Science Museum and Victoria and Albert Museum.

Dates: 6–7 June 2026.

London Festival of Architecture

June-long program featuring exhibitions, walking tours, talks, workshops, installations, and architectural events across London, including several in Kensington and Chelsea.

Throughout June.

🎨 Art & Design

Kensington + Chelsea Art Week Fringe

Street art, artist studios, talks, markets, performances, canalside parties, art tours and the famous Art Bus.

Dates: 25–28 June 2026.

WOW!house

A spectacular designer showhouse featuring full-scale interior design installations from leading designers.

Runs: 2 June – 2 July 2026.

Location: Design Centre Chelsea Harbour.

The Treasure House Fair

One of London's premier art, antiques and design fairs.

Dates: 24–30 June 2026.

Location: Royal Hospital Chelsea.



🍦 Best Places for Ice Cream in and around Hyde Park, London

If you're enjoying a summer stroll through Hyde Park, these are excellent spots for a refreshing ice cream or gelato:

🍦 In Hyde Park

🌳 🍦 Triangle kiosk

A convenient stop inside Hyde Park near Serpentine Road, serving ice cream, waffles and other sweet treats—perfect during a sunny park visit.

😊 🍦 Ice Cream and Coffee shop

A seasonal kiosk in Hyde Park where you can grab an ice cream while relaxing by the park's green spaces.

🍦 Just Outside Hyde Park

🌸 🍦 Amorino Gelato - London Queensway

Known for beautifully crafted flower-shaped gelato cones, making it an ideal summer treat and a great photo opportunity.

🌸 🍦 Oddono's South Kensington

A popular artisan gelateria offering classic Italian-style gelato and seasonal flavours.

🌸 Celebrating Summer in Kensington 🌸

🌸 Summer has arrived in Kensington, bringing longer days, colourful gardens, outdoor festivals and a vibrant community spirit. Residents and visitors can enjoy everything from picnics in Kensington Gardens to cultural events along Exhibition Road, where science, art and music come together in a celebration of creativity and discovery.

🌸 This June, the area comes alive with seasonal activities, including the Great Exhibition Road Festival, outdoor performances, family events and opportunities to explore some of London's most beautiful green spaces. The opening of the 2026 Serpentine Pavilion in Kensington Gardens adds another highlight to the summer calendar, offering visitors a unique architectural experience in the heart of the park.

🌸 Whether enjoying a leisurely walk through blooming gardens, attending a local festival or simply relaxing in the sunshine, Kensington provides the perfect setting to celebrate the warmth and energy of the summer season.

🌸 From colourful flower displays to community gatherings and cultural attractions, summer in Kensington offers something for everyone to enjoy. Visitors are encouraged to make the most of the season and experience the beauty, creativity and charm that make this part of London so special.

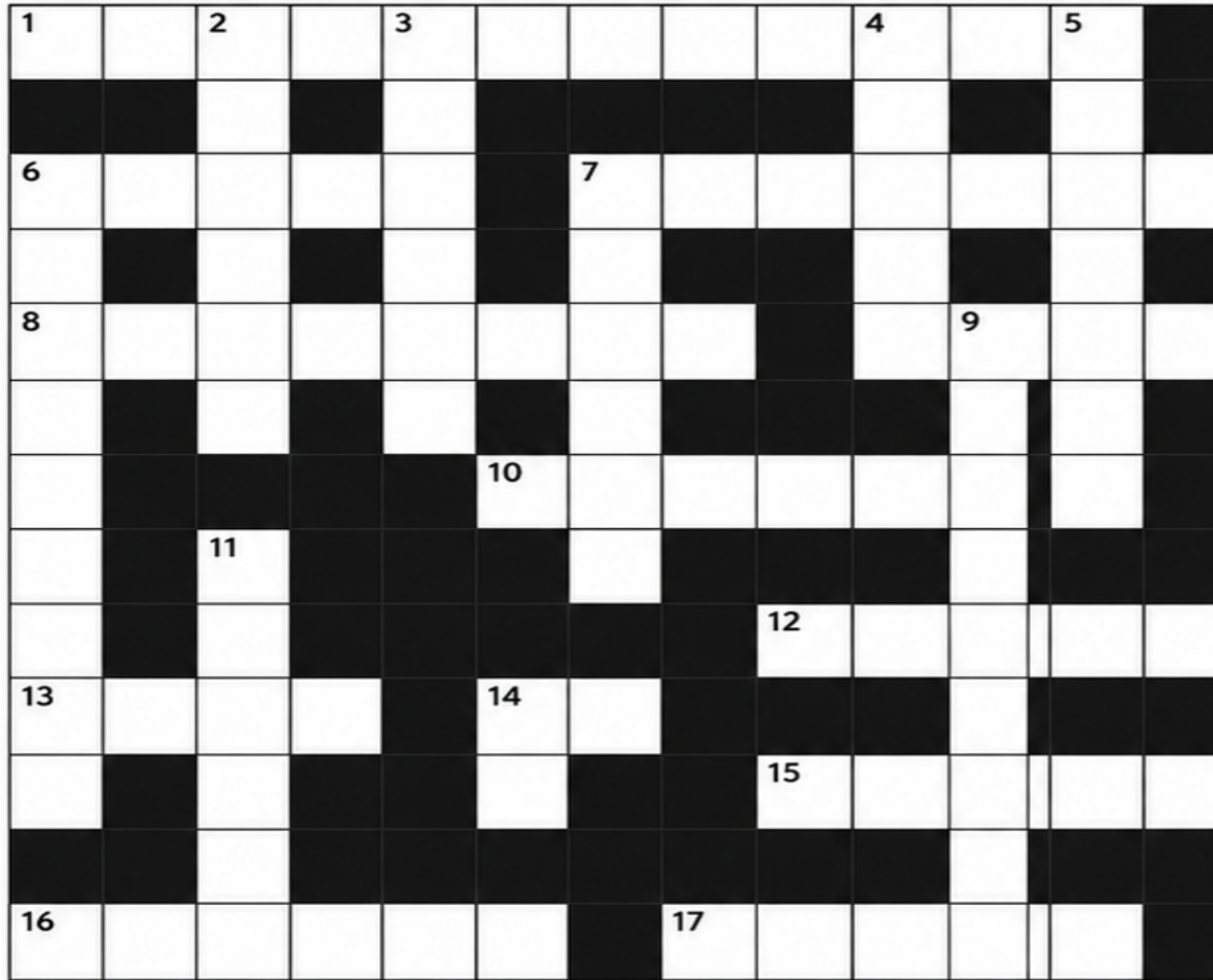
About Rickman- 🏠 Your Friendly Neighbourhood Experts- At Rickman's, we're your local property team on High Street Kensington. Buying, selling, or renting? We bring local know-how, honest advice, and plenty of smiles to make it easy – and a little fun! From cosy flats to family homes, we love helping people find their perfect space.

Swing by our office for a quick chat – we promise it'll be worth the pop-in!



SUMMER IN THE UK & THE PROPERTY MARKET

A crossword for property-savvy solvers



THEME

Clues are inspired by summertime in the UK and the property market – including seasonal traditions, holiday hotspots and housing trends.



ACROSS

- 1 Traditional seaside attraction on the British coast
- 6 Surge in buyer enquiries that often happens in May and June
- 7 Popular UK staycation destination known for beaches and harbour
- 8 Type of property sale where the price is open to competitive bids
- 9 Typically quieter time for the property market in the UK
- 11 Stamp Duty holiday introduced in 2020
- 12 Outdoor space highly desirable in summer
- 13 Small mortgage overpayment made in addition to regular payments
- 14 Classic British summer drink
- 16 Government scheme to help first-time buyers get on the ladder
- 17 UK holiday region famous for its coastal walks and cream teas

DOWN

- 1 Annual tennis tournament held in London each summer
- 2 Type of property popular with buyers looking for a summer retreat
- 3 Season when daylight hours are longest in the UK
- 4 Factor that can make a property more energy efficient (two words)
- 5 Authority responsible for setting local Council Tax
- 10 Key document given to buyers outlining a property's legal title
- 12 UK city that hosts a major international arts festival every August
- 15 Notice given by a tenant to end an Assured Shorthold Tenancy (two words)



Follow the Fun! 📷

📌 Stay in the Loop! 📍

Get the inside scoop on Kensington & Chelsea before anyone else!

Follow our Instagram for sneak peeks, local hotspots, behind-the-scenes fun, and a little bit of local gossip — all served with a side of style.

📷 [rickman_properties](#)

