

RICKMAN TIMES

YOUR MONTHLY SCOOP FROM RICKMAN PROPERTIES

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07/2026

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Coming to the market soon!

Holland Park Road, W14

A wonderful opportunity to enhance and renovate a terraced house close to Holland Park. The guide price is **£2.25M**.

Bolton Gardens, SW5

A delightful two-bedroom ground floor apartment in a period building. The guide price is **£1.295M**

Recently agreed lets

Consort House, Queens Gate, South Kensington, London, SW7

3 bed, 2 bath, first floor apartment

Let for: £1100 per week

Earls Court Road, W8

Newly refurbished studio

Let for: £427 per week

Meet Our New Sales Consultant

As a dedicated estate agent with eight years of experience, as well as living in the Kensington area, Cleo specialises in helping clients navigate the property market with confidence and clarity.



Hot Sale: Princes Gate Mews, SW7



Princes Gate Mews, SW7

A stunning four-bedroom Mews House in a superb location.

- In a private Mews with proximity to Hyde Park
- Private roof terrace
- Two reception rooms
- Spacious car garage and off-street parking
- Ample storage throughout
- A 2 minute walk to the closest tube station

A beautifully presented Mews House, ideally located for access to the world renowned museums, Imperial College and the extensive amenities of South Kensington & Knightsbridge.

The ground floor comprises a large and welcoming entrance hall, kitchen/dining room, cloakroom, utility room and garage, with the first floor providing a spacious reception room and master bedroom with en-suite bathroom.

The second floor has three further bedrooms, two bathrooms all opening onto a private roof terrace.

The property is ideally located for South Kensington Tube Station. the extensive green space of Hyde Park/Kensington Gardens and the attractions of the West End.

Price: Speak with agent

HOT PROPERTY TO RENT



Cornwall Gardens, SW7

Nestled in a sought-after location, this stunning detached property boasts six bedrooms and a host of impressive features. The spacious interior offers a perfect blend of modern luxury and period charm, with a roof terrace providing a tranquil retreat. This elegant home is ideal for families seeking comfort and style, with ample space for both relaxation and entertaining. The property's detached garage offers convenient parking, while the link-detached design ensures privacy and tranquility. Situated in a peaceful mews, this residence exudes character and sophistication, making it a truly special find.

Available now

For rent: £3,100 pw

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July Edition

Summer In Prime London – July Events & Summer Fun in Kensington & Chelsea!



🌸 Summer Fever –Things you can’t possibly miss in July 🎉

🌸 Kensington Botanical Market

- 📅 July 4th 2026
 - 📍 Phillimore Walk, Kensington, W8 7RG
- Calling all plant lovers! Come to Phillimore Walk for a day of greenery, garden finds, rare plants, handmade planters, botanical art and outdoor living inspiration.

🏠 The Wes Anderson exhibition at The Design Museum

- 📅 Available until the 16th of August 2026
- 📍 The Design Museum (Kensington)

Delve into Wes Anderson’s extensive archive in this first retrospective exhibition devoted to his distinctive cinematic output, produced in collaboration with la Cinémathèque française.

🎭 The Arab Hall: Past & Present

- 📅 Available until the 4th of October 2026
- 📍 Leighton House, Kensington, W14 8LZ

Leighton House presents the first major exploration of its extraordinary Arab Hall, one of London’s most iconic interiors, through a specially commissioned short film, three site-specific art installations and an exhibition and new publication containing extensive new research.

🎨 David Hockney: A Year in Normandie and Some Other Thoughts about Painting

- 📅 Available until the 23rd of August 2026
- 📍 Serpentine Gallery North, Hyde Park

The exhibition is conceived in close collaboration with the artist and brings Hockney’s celebrated panoramic frieze *A Year in Normandie* to London for the first time.

🌸 Opera Holland Park’s intimate *Songs on the Steps* recital series returns

- 📅 Friday after 1pm on the 17th of July and the 31st of July
- 📍 Opera Holland Park Theatre, Ilchester Place, W8 6LU

Explore beautiful ceremony rooms and meet local registrars at this community open day event

🏠 The Paradox Museum

- 📅 Opening hours for Paradox Museum London are 9:30am to 6pm Monday through Thursday, 9:30am to 7:30pm on Friday and Saturday, and until 7pm on Sunday.
- 📍 90 Brompton Road, SW3 1JJ (Opposite Harrods)

Expect captivating optical illusions, mind-bending exhibitions and wacky photo opportunities.

Delicious, Healthy & Refreshing

Summer salad perfect for a heatwave

- 1 cup dried French green lentils (or green lentils)
- 3 medium beets, roasted and diced
- 3 oz goat cheese, crumbled
- ½ cup walnuts, toasted
- ¼ cup fresh parsley, chopped
- 2 cups mixed greens (optional, for serving)

For the honey mustard vinaigrette:

- 3 tbsp olive oil
- 1 tbsp Dijon mustard
- 1 tbsp honey
- 2 tbsp red wine vinegar
- Salt and black pepper, to taste

1. Cook the Lentils

Rinse lentils under cold water. Add them to a pot with 3 cups of water. Bring to a boil, then reduce heat and simmer for 20–25 minutes until tender but not mushy. Drain and let cool slightly.

(Tip: Don’t add salt while cooking—lentils toughen if salted too soon.)

2. Roast the Beets

Preheat oven to 400°F (200°C). Wrap each beet in foil and place on a baking sheet. Roast for 40–50 minutes, until a knife slips through easily. Let them cool, then peel and dice.

(Shortcut: Use pre-cooked or vacuum-sealed beets if you’re short on time.)

3. Make the Dressing

Whisk olive oil, mustard, honey, vinegar, salt, and pepper until emulsified. Taste and adjust—you might like it sweeter or tangier.

4. Assemble the Salad

In a large bowl, combine lentils, roasted beets, walnuts, and parsley. Add half the dressing and toss gently. Arrange over mixed greens if using. Crumble goat cheese on top and drizzle with remaining vinaigrette.

🌸🌿 Spring Puzzle Time – July Crossword!

Put your mind to the test with our **July Crossword**, packed with clues inspired by Summer favourites. A perfect little brain teaser to enjoy with your morning coffee or a sunny afternoon break!



Summer at Home 🌸

Lived in interiors

Minimalism is softening, replaced by interiors that embrace richness, depth and a sense of lived-in elegance. We have seen a shift in interior design as people are gravitating towards less of a ‘pristine look’ and opting for more of a natural and lived in feel. The trend has been referred to as ‘less visual harshness’ and include linen, aged wood and lime wash. There has also been a lot more interest in earthy colours throughout the home such as Terracotta, Clay and Olive Green.

Wood, wood and more wood.

For years, pale wood dominated modern homes but this year, those colours are giving way to richer and more inviting wood tones. One of the strongest trends for 2026 is allowing wood to look like real wood.

Another type of wood that’s seen a massive rise in popularity is burl wood. Google searches for “burl wood furniture” are up by over 5,000% in the last month.

The most attractive part of wood making a come back is the sustainability aspect as you also have the option of restoring wooden furniture. You might find a beautiful antique piece or consider upholstering someone else’s old furniture instead of letting it fill a landfill.

☀️ Record breaking heat!

With the UK already breaking the record for the hottest Spring ever, and June rewriting the 1976 records, could July temperatures do the same?

Forecasters’ models are hinting at a repeat of June’s conditions, during which rare red extreme heat warnings were placed across the Country.

The official July temperature record in the UK stands at 40.3C, set at Coningsby, Lincolnshire in 2022.

If you’re not a fan of the sunshine, then we have recommended some indoor activities on Page 02 of our newsletter.

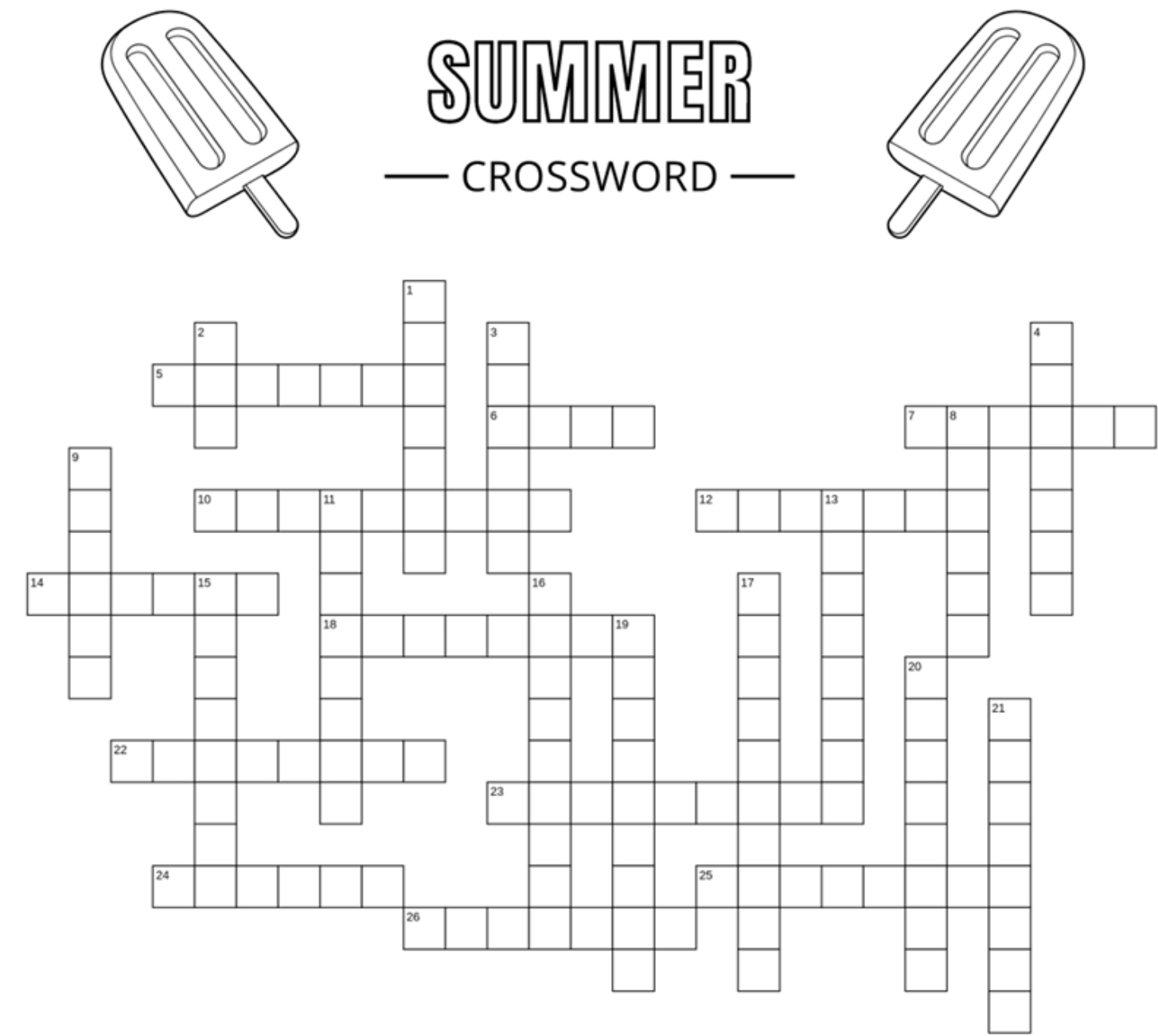
If you are enjoying the heatwave in Kensington then please remember to stay hydrated, take sunscreen out with you and to cool down in the shade or air con when it’s available.

— Summer in Kensington is not to be missed. 🌸

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 popping in!



ACROSS

- 5.Colorful air-filled decoration for parties and fun.
6.Place with tents or cabins for staying outdoors.
7.Parents, siblings, and relatives you live and grow with.
10.Lotion that protects your skin from burning.
12.Catching fish with a rod, line, and bait.
14.Eating a meal outside on a blanket in the grass.
- 18.Clothing you wear when you go swimming.
22.Cooking burgers or hot dogs outside on a grill.
23.Bright, noisy explosions of color in the night sky.
24.Campfire snack with chocolate, marshmallow, and graham crackers.
25.Time off to relax, explore, or visit somewhere new.
26.Riding or paddling across water in a boat.

DOWN

- 1.Painful red skin from too much hot sunshine.
2.Worn on your head to shade eyes and face.
3.Round container with a handle for sand or water.
4.People you like to play and hang out with.
8.Late summer month, just before school starts.
9.Walking long distances on nature paths or hills.
11.Summer date with the longest stretch of daylight.
- 13.Special days people celebrate, often with no school.
15.Sweet frozen treat that melts on hot days.
16.star in the sky that gives light and warmth.
17.Kids' place for games, crafts, and outdoor fun.
19.Going to new places by car, plane, or train.
20.When the air feels extra hot, heavy, and sticky.
21.Cold drink made from lemons, water, and sugar.

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

💡 Did You Know?

Things to know:

Kensington's roots trace back to the Domesday Book of 1086 when it was just a small rural village. Over the centuries, it has evolved into one of London's most iconic districts. Its history is like a tapestry woven with threads of royalty, art, and culture. Let's delve into the captivating history that makes Kensington so unique.
From Village to Royal Residence
In the 17th century, Kensington Palace became the royal residence of choice for William and Mary. The palace's connection to the monarchy has been a defining aspect of Kensington's history, and it continues to influence the area's ambiance.

Places to see:

Antique Hunting at Kensington Church Street
Kensington Church Street is a charming lane filled with antique shops, art galleries, and quaint cafes. It's a treasure trove for antique enthusiasts and anyone with an appreciation for fine craftsmanship.
Culinary Delights at the Churchill Arms
The Churchill Arms, a historic pub in Kensington, is not just about a pint of beer. Its exterior adorned with vibrant flowers makes it an iconic spot, and the Thai cuisine served inside is nothing short of a culinary treasure.

Quench your thirst

How to Make Strawberry Lemonade

This recipe is incredibly easy! Simply blend up fresh strawberries with water, agave, and a generous amount of lemon juice and it's ready to serve!

With this dump and blend method, it will be a little frothy at the top (which we enjoyed). But if frothy isn't your thing, you can blend the strawberries and agave with just a small amount of water then mix them with the lemon juice and remaining water. We've included a note for this method at the bottom of the recipe.

If you prefer a smoother option, you can strain it through a fine mesh strainer to remove the strawberry seeds.

Then simply serve it at room temperature, chilled, or over ice.



🌸 July Annual Events

It's July, which means only one thing: the biggest day in the capital's queer calendar is almost upon us. This years event will be taking place on Saturday 4th July and the march starts at Hyde Park Corner at 12 noon and stretches across to Whitehall Palace with celebrations expected to finish at 6pm.



Your joke of the month:

What does the Frisbee look forward to all year?
A summer fling!