

RICKMAN TIMES

YOUR MONTHLY SCOOP FROM RICKMAN PROPERTIES

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08/2026

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Coming to the market soon for sale

Philbeach Gardens -£800,000

One bed with communal gardens

Russel Gardens Mews - £1,795,000

Three bed mews house

Earls Court Road -£425,000

One bedroom first floor flat. Chain free!

Recently agreed lets

Nevern Place -£575pw

One bed period conversion on the second floor

Princess Diana's 'much-loved' memorial gets £3 million makeover

This week, the playground reopened after an impressive £3 million revamp, with one key change being that it is now much more accessible. The space has been more inclusively redesigned for children with different needs, including wheelchair accessible spaces and slides.

If you are checking out the playground then you must check out the Diana memorial fountain also. The fountain is perfect for keeping kids cool in the Summer.

Recently Sold - Holland Park Road



Holland Park Road, W14

An attractive and well-presented Five-bedroom, Four-bathroom family home, with three fabulous reception rooms, off-street parking space, air-conditioning and a south-facing garden. Moments from the green spaces of Holland Park and the shops, restaurants and amenities of Kensington High Street.

We have an abundance of buyers that missed out on Holland Park Road that could be the right buyer for you.

Please call us on 02079379777 for a free up to date valuation for your home.

Price: Speak with Timothy Gerrard or Cleo Walmsley from our sales team

HOT PROPERTY TO RENT



Cheniston Gardens W8

A fantastic and beautifully furnished two-bedroom apartment situated on the first floor of an attractive Victorian property. Bright and exceptionally well presented throughout, this impressive refurbishment features elegant wooden flooring, creating a harmonious and contemporary feel across the home.

The apartment comprises a spacious open-plan kitchen/reception room with a large bay window and French doors leading onto a private east-facing balcony, allowing for an abundance of natural light. Two generous double bedrooms, both offering ample built-in storage, enjoy a peaceful west-facing aspect overlooking Iverna Gardens.

Available now

For rent: £900 pw

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AUGUST EDITION

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



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

🌻 The Big Kensington Vintage Flea Market

- 📅 Saturday 25th July - 10:00am - 16:30pm
 - 📍 Phillimore Walk W8 7RG
- Bustling Street Market on Phillimore Walk Just Off Kensington High St! Explore 60+ traders in vintage homeware, furniture, fashion & more.

🗣️ Stand up comedy at The Little Yellow Door

- 📅 On the 5th and 19th August
 - 📍 The Little Yellow Door 6–8 All Saints Road, W11 1HH
- Nestled in the cosy basement of The Little Yellow Door, the venue provides the perfect setting for a night of stand-up, with comfortable seating, a great atmosphere, and an excellent selection of drinks. Plus, enjoy £5 pints, picantes, and espresso martinis from 5pm–8pm. Entry is completely free but please book a ticket online.

🎨 Banksy Limitless

- 📅 Available until the 4th of October 2026
 - 📍 79-85 Old Brompton Road SW7 3LD
- Enjoy 80 mins inside this Banksy experience, with access to more than 250 pieces, immersive mirror rooms, large-scale installations, sculptures & exclusive reproductions created just for this show.

🎨 Mosaic Workshop in Chelsea

- 📅 Every Saturday in August
 - 📍 5 Chelsea Manor Street, London SW3 3TS
- Create your own mosaic artwork using time-honoured techniques. Learn the art of mosaic making in this relaxed, hands-on workshop in London. Guided by a friendly and experienced artist, you’ll be taken step-by-step through the process of creating your own mosaic artwork.

🌻 Outdoor Buggy Work Out

- 📅 Various dates -Please see below
- 📍 Holland Park Cafe

Free post pregnancy exercise with experienced instructor, with a mixture of cardio, toning and core stability work, while meeting new friends. It’s between 11:00-12:00 and on the following dates on August 5th, 12th, 19th, 26th.

🛶 Paddleboarding & Canoeing

- 📅 Opening hours are 8am-7pm
 - 📍 Canalside Activity Centre, Ladbroke Grove, W10 5AY
- Canoes & Kayaks: Perfect for absolute beginners, families, and casual groups. No prior experience is required to hire stable two- or three-person Canadian canoes or sit-on-top kayaks. A relaxed paddle to Little Venice takes about 35 to 40 minutes each way, making a 2-hour rental ideal for the round trip.

Ingredients For Thai Weeping Tiger Salad

- **Beef & Marinade:**
 - 300g rump, sirloin, or ribeye steak
 - 1 tbsp oyster sauce
 - 1 tbsp fish sauce
 - 1 tsp brown sugar
- **Dressing (Nam Jim Jaew style):**
 - 3–4 tbsp fish sauce
 - Juice of 1–2 limes
 - 1 tbsp brown sugar or palm sugar
 - 1 tbsp tamarind paste or juice
 - 1 minced garlic clove
 - 1 finely sliced bird’s eye chili (optional)
 - 1 finely sliced shallot
 - 2 tsp toasted rice powder (*khao khua*)
- **Salad Base & Garnish:**
 - 2 cups shredded lettuce or mixed salad leaves
 - 1 small cucumber, sliced
 - 10 cherry tomatoes, halved
 - Handful of fresh coriander and mint leaves
 - 2 tbsp crushed roasted peanuts

Instructions

- Coat the steak with oyster sauce, fish sauce, and brown sugar, then let it rest for 10 minutes.
- Toast a small handful of dry uncooked rice grains in a pan until golden, then crush them with a mortar and pestle into a coarse toasted rice powder.
- Whisk the fish sauce, lime juice, brown sugar, and tamarind paste in a bowl until the sugar dissolves, then stir in the garlic, chili, shallot, and half of the toasted rice powder.
- Heat a heavy pan or grill over high heat, sear the steak for 2 to 4 minutes per side until medium-rare, and let it rest for 5 minutes before slicing thinly against the grain.
- Toss the lettuce, cucumber, tomatoes, and fresh herbs together on a large plate or bowl.
- Arrange the sliced beef over the vegetables, pour the punchy dressing all over, and garnish with the remaining toasted rice powder and crushed peanuts.

🌸 Spring Puzzle Time – August Crossword!

Put your mind to the test with our **August 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 in the garden 🌸

Watering Strategies

Watering deeply and less frequently is key. Aim to water early in the morning (6–9am) to minimize evaporation and allow roots to absorb moisture before the heat of the day. Focus on watering the base of plants rather than the leaves to prevent scorching and fungal issues. Deep watering encourages roots to grow downward, making plants more resilient to dry spells, while shallow, frequent watering can leave roots vulnerable to heat stress

Mulching

Apply a 3–4 inch layer of organic mulch, such as straw, wood chips, or compost, around plants. Mulch helps retain soil moisture, keeps the soil cooler, suppresses weeds, and improves soil fertility as it decomposes. Mulching is especially important for container plants and newly planted beds

☀️ Hosepipe Ban

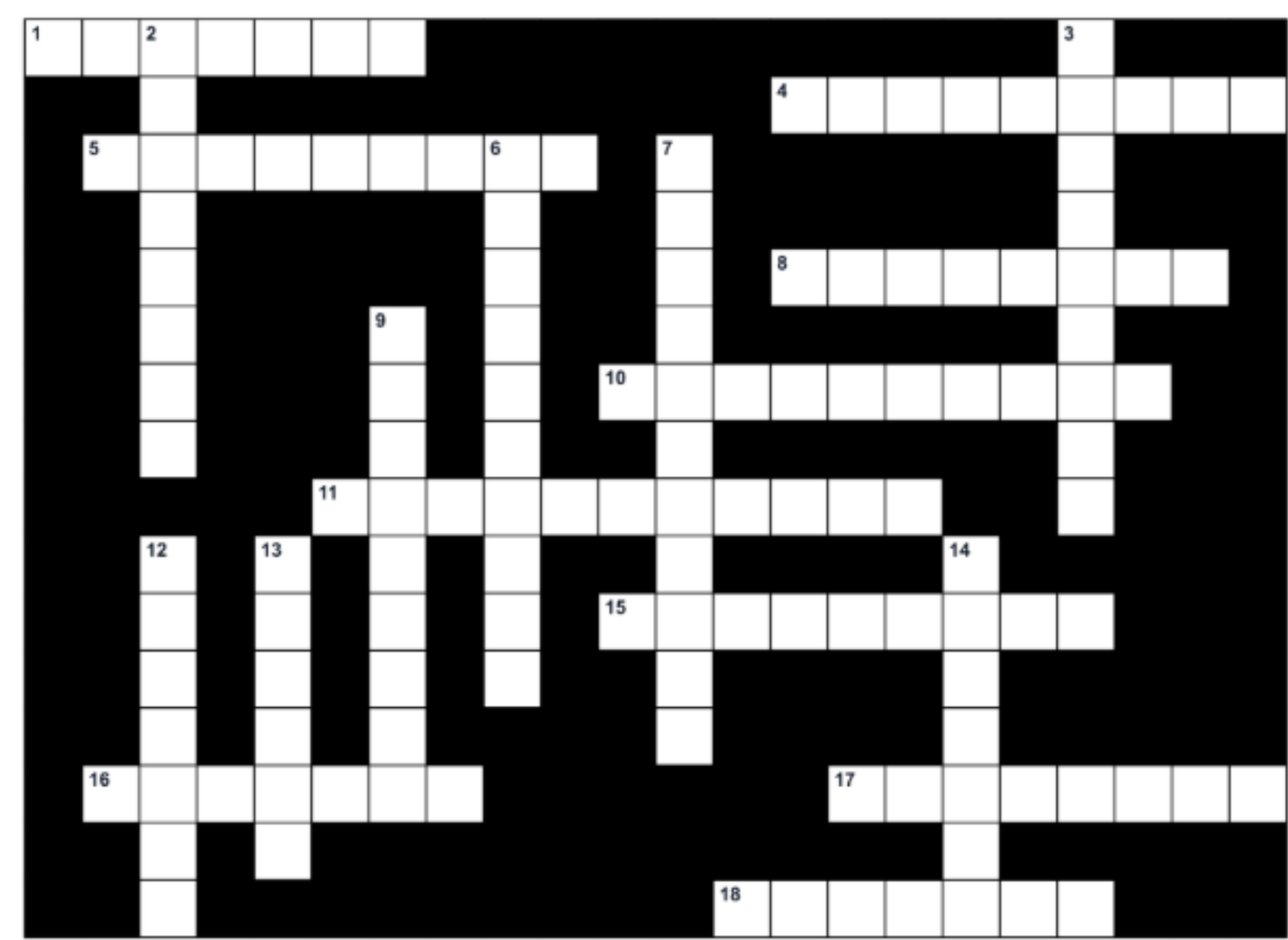
More than 24 million people will have their hosepipe use restricted after a total of nine water companies across England and Wales announced official bans. Customers across central and south-east England remain banned from using hosepipes as back-to-back heatwaves and severely low rainfall has led to official drought conditions being declared. Almost half of England and the entirety of Wales is now in drought, according to authorities. Essex & Suffolk Water are the latest to announce a ban, affecting the company’s 1.8 million drinking water customers.

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!

SUMMER CROSSWORD



ACROSS

- 1. Big road (7)
- 4. Travel plan (9)
- 5. Bright flash (9)
- 8. Morning sun (8)
- 10. Fun activity (10)
- 11. End place (11)
- 15. Skin protection (9)
- 16. Strong ocean pull (7)
- 17. Carry bag (8)
- 18. Evening sun (7)

DOWN

- 2. Cooking over fire (8)
- 3. Way to travel (9)
- 6. Finding direction (10)
- 7. Heat level (11)
- 9. Pool safety worker (9)
- 12. Travel for fun (7)
- 13. Being careful (6)
- 14. Means of travel (7)

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?

The history of Notting Hill Carnival

Kelso Cochrane was a 32-year-old, Antiguan born carpenter, and aspiring lawyer, living in Notting Hill at a time when racial tensions were high. He died after a racially motivated attack on Southam Street (off Golborne Road) Notting Hill on May 17th 1959 (today a blue plaque marks the spot). His murder had a huge impact on race relations. Reportedly, there were over 1,200 attendees at his funeral. Many of whom came to demonstrate solidarity and a show of defiance against racism locally.

Activism was stepped up to Whitehall when it was felt the investigation into the murder was complacent, and allegations of a police cover up began to circulate (the case is unsolved to date). Rab Butler, the then Home Secretary, made an appeal for witnesses in Parliament and went on to launch a public inquiry into race relations. Much activity to ease racial tension within the Notting Hill area preceded Cochrane's murder, leading to a children's street fayre organised my local resident and community activist, Rhaune Laslett. Laslett is reported to have said of her community and her event "We felt that although West Indians, Africans, Irish and many others nationalities all live in a very congested area, there is very little communication between us. If we can infect them with a desire to participate, then this can only have good results." It was this small community children's street fayre back in the mid 60s that would morph into what we now know as Notting Hill Carnival.

Notting Hill Carnival is still proudly a community-led event, its ever-increasing popularity over the last 5 decades has seen it become the wonderfully diverse and vibrant event it is today. With over a million visitors expected over the August Bank Holiday, London's NHC is second only to Brazil's Rio Carnival in size, and is now one of the globe's largest annual arts events. NHC is considered to be the largest street event in Europe. Whilst Notting Hill Carnival is rooted in Caribbean culture, with its Windrush-generation influence remaining strongly evident, it is at the same time characteristically 'London' – today's modern London.

Quench your thirst

How to make a Frozen Margarita

Ingredients

- 60 ml (2 oz) blanco tequila
- 30 ml (1 oz) triple sec or Cointreau
- 30 ml (1 oz) fresh lime juice
- 15 ml (1/2 oz) agave syrup or simple syrup
- 1 to 1.5 cups ice cubes (crushed ice works best)
- Salt for the glass rim
- Lime wheel for garnish

How to prepare

- Prep the glass:** Rub a lime wedge along the rim of your glass, then dip the rim into a plate of salt.
- Combine ingredients:** Add the tequila, triple sec, lime juice, agave syrup, and ice to a high-speed blender.
- Blend until smooth:** Blend on high until the ice is completely crushed and the mixture has a thick, slushy texture.
- Serve:** Pour into your salt-rimmed glass, add your lime garnish, and enjoy right away.



🌸 August Annual Events

It's August, which means it's time for the one and only Notting Hill Carnival on the bank holiday weekend (30th & 31st August) We recommend checking out the music and the cool costumes. There is a childrens day on the Sunday if you want to take little ones and the adults day is the Monday, although all ages are welcome at both. As the phone signal isn't great, please map put your journey before you head there.



Your joke of the month:

What did the beach say to the tide when it came in?
Long time, no sea

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