

# RICKMAN TIMES

YOUR MONTHLY SCOOP FROM RICKMAN PROPERTIES

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09/2026

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08/2026

**MORE HOT PROPERTIES FOR SALE -  
COMING TO MARKET SOON!**

**Holland Park Road -£2M**

Two/three bed house close to Holland Park with a south facing garden. The house is also in need of modernisation which allows the buyer to add their own mark.

**Atwood House -£375,000**

This delightful one bedroom flat benefits from generous sized bedroom, bright reception room and separate kitchen, set within a lift serviced modern development.

**Recently agreed lets**

**Beaufort Gardens £4,500 PCM**

A stylish three-bedroom penthouse apartment in an attractive period building in the heart of Knightsbridge.

**71% of A-level grades at  
Kensington and Chelsea  
schools were A\* to B this  
summer, up from 67%.  
Holland Park posted 50%  
at A\* or A. School-by-  
school figures.**

Seven in ten A-level grades awarded to students at Kensington and Chelsea’s schools this summer were an A, A or B. The council puts the borough figure at 71% at A to B\*\*, up from 67% in 2025, and 15 percentage points above the 56% it cites as the national average.



## This Month’s Hot Property



### Grosvenor Crescent Mews, SW1X

A Spacious (2067 Sq ft) 3 bedroom mews house with three ensuite bathrooms and a private garden, in this secure, private, gated and portered mews in Belgravia.

The ground floor comprises a large, fitted kitchen/breakfast room with adjoining second reception room with doors out to a private garden. Separate formal dining room or study and guest WC. On the first floor is the principal full width reception room, double bedroom with plenty of fitted wardrobes and en suite bathroom. The second floor comprises two more double bedrooms both with en suite bathrooms and good storage. Garage.

Moments from Hyde Park and the delightful restaurants, shops and bars of Belgravia and Knightsbridge.

Please call **Cleo Walmsley** or **Timothy Gerrard** on 02079379777 to enquire.

**Price: £4,500,000**

## HOT PROPERTY TO RENT



### Princes Gate Mews, SW7

A beautifully presented mews house, ideally located for access to the world renowned museums, Imperial College and the extensive amenities of South Kensington and 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.

Please call **Martins Malnieks** on 02079379777 to enquire

## CONTACTS

**Number: 020 7937 9777**

**Email: [info@rickmanproperties.com](mailto:info@rickmanproperties.com)**

**X: @Rickmanprop**

**Website:**

**<https://www.rickmanproperties.com/#/>**

 : **Rickman\_properties**



# September Edition

# Autumn In Prime London –September Events & Autumn Fun in the Royal Borough!



## 🌸 Autumn Fever –Things you can’t possibly miss in September 🍁

### 🍞 Brigits Bakery Afternoon Tea Bus Tours London

- 📅 Various dates -20% off in September
- 📍 Locations in London vary -please check online

A variety of bus tours for adults or take the family. Please visit [www.b-bakery.com](http://www.b-bakery.com) for more information.

### 🎵 Proms At The Royal Albert Hall

- 📅 This year's season will run from Friday 17 July to Saturday 12 September.
  - 📍 The Royal Albert Hall
- The Proms concerts run throughout the first half of September, with the famous Last Night of the Proms taking place in the Royal Albert Hall on Saturday 13 September. Don’t miss out on some of the fantastic classical music each night, from Shostakovitch’s *Lady Macbeth* and Brahms’ uplifting Second Symphony to classic thriller soundtracks from films such as *Psycho* and *Taxi Driver*.

### 🎨 Peter Doig: House of Music

- 📅 Starts on the 3<sup>rd</sup> September
  - 📍 Serpentine Gallery
- Starting on 3 September is Peter Doig’s multisensory immersive exhibition, House of Music. Hosted at the Serpentine, it fuses art and music, combining Doig’s paintings with an installation of rare, restored analogue speakers through which will play a range of vinyl collections. The show promises to turn the gallery into a dynamic, high-fidelity listening space that influences how visitors experience Doig’s colourful, impasto works.

### 🍱 Kyotographie: Kawada Kikuji x Iwane Ai at Japan House

- 📅 3<sup>rd</sup> June – 18<sup>th</sup> October
  - 📍 Japan House London 101-111 Kensington High Street, London, W8 5SA
- Japan House in Kensington is the cultural home of Japan in London. Japan House organise a number of exciting exhibitions and events throughout the year, including talks, workshops and film screenings. Most events are free but a small number of events require a participation fee.

### 🌟 A Royal Day Out

- 📅 Next event: 4 Sep 2026
- Every Sunday, Monday, Thursday, Friday, Saturday (9 Jul 2026 - 27 Sep 2026)
- 📍 Canalside Activity Centre, Ladbroke Grove, W10 5AY
- Your Royal Day Out includes a tour through the magnificent State Rooms in Buckingham Palace which are used by The King for ceremonial occasions and official entertaining. Each room is furnished with many of the treasures from the Royal Collection, including paintings by Rembrandt and Rubens; sculpture by Canova; and some of the finest English and French furniture in the world.
- After the State Rooms your visit finishes with a walk through the garden, with splendid views of the Palace and the famous lake.

## Chicken with creamy mushroom sauce

- 2 tbsp unsalted butter
- 3 tbsp olive oil
- 350g/12oz chestnut mushrooms, thinly sliced
- 1 brown onion, finely chopped
- 2 garlic cloves, crushed
- 1 tbsp fresh thyme leaves
- 1 tsp ground coriander
- 1 tsp ground cumin
- 100ml/3½fl oz dry white wine
- 300ml/10fl oz chicken stock
- 150ml/¼ pint double cream
- 100g/3½oz crème fraîche
- 1 tbsp Dijon mustard
- small handful fresh flatleaf parsley leaves, finely chopped
- small handful fresh tarragon leaves, finely chopped
- 4 chicken breasts, skin on
- sea salt and black pepper
- cooked white rice, to serve
- tenderstem broccoli, to serve

### Instructions

1. Preheat the oven to 180C/160C Fan/Gas 4.
2. Heat the butter and 2 tablespoons of the olive oil in a large saucepan. When the butter is melted, add the mushrooms and onion and fry for 10–12 minutes, or until the mushrooms are golden and the onions are soft. Add the garlic, thyme, ground coriander and cumin and fry for another 2 minutes, or until aromatic.
3. Turn up the heat, pour in the wine and boil for a minute. Add the stock, cream, crème fraîche and mustard. Bring to the boil, then reduce the heat and simmer for 5 minutes to thicken. Stir through most of the parsley and tarragon and season to taste with salt and pepper. Set aside.
4. To cook the chicken, heat the remaining oil in a heavy, ovenproof frying pan over a high heat. Season the chicken breasts with salt and pepper and fry, skin-side down, for 5 minutes, or until golden brown. Transfer the pan to the oven for 10–15 minutes, or until the juices run clear and the thickest part of the chicken shows no traces of pink. Remove from the oven, cover with baking paper and leave to rest for 6–7 minutes.
5. To serve, gently reheat the sauce and then divide it between four shallow bowls. Slice the chicken breasts on an angle into thick slices and place on top of the sauce. Garnish with the remaining herbs. Serve immediately with rice and broccoli on the side.

### 🌸🍀 Spring Puzzle Time – September Crossword!

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



## Autumn in the garden 🍁

### Clear leaves

When the leaves start to fall, and the season heads into mid to late autumn, it's a good idea to clear leaves from lawns to keep the grass healthy.

Use a rake or battery-powered leaf blower and keep the leaves to make leaf mould for feeding next year's plants. Do this by piling leaves in wire cages and leaving them to break down.

### Plant bulbs

Spring bulbs can be planted in pots or in your flower borders throughout autumn. Daffodils, hyacinths and crocuses are best planted before the end of September when the soil is still warm. October and November are good times to plant your tulips.

Bulbs of tulips, crocuses and daffodils can be planted in pots or your flower borders. If you have a large area of grass, try planting crocus bulbs in drifts for a vibrant colour show in early spring.

If you're planting in pots, use a peat-free compost and really pack your bulbs in for a great display – you can even layer them up for a succession of colour.

## ☀️ Long-awaited transformation of South Kensington Tube station will start this year, TfL announces

30million passengers a year use the station - the busiest on the London Underground without step-free access

Detailed design and procurement work is due to start in late summer, with work beginning on site in December.

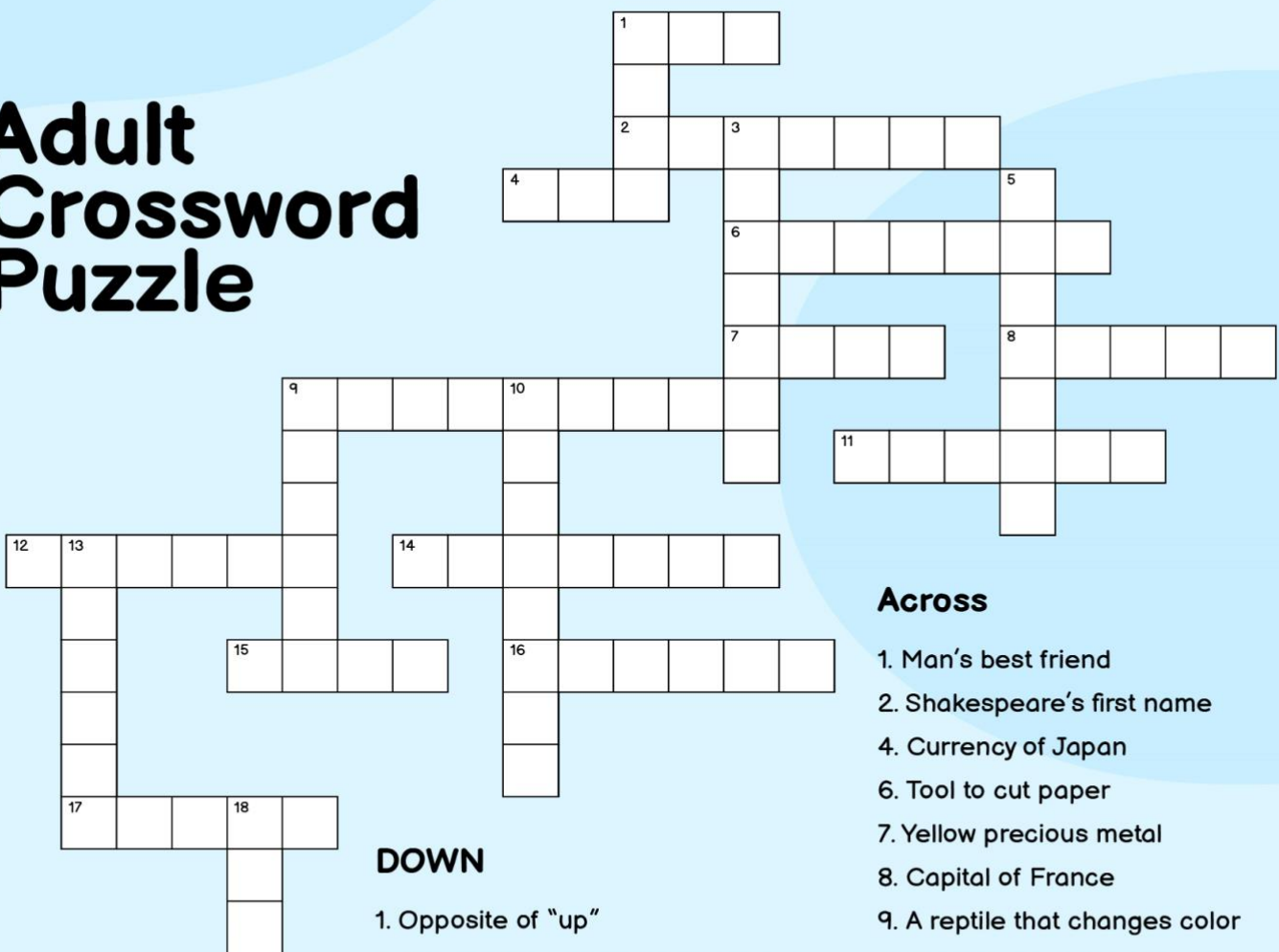
It comes after TfL's programmes and investment committee approved funding for the £120m-plus project, which will open a disused Circle and District line platform to improve capacity and deliver step-free access to all platforms in the station for the first time. The Grade II-listed South Kensington is the busiest station on the London Underground without step-free access, despite being used by about 30m passengers a year.

**About Rickman-** 🏡 Your friendly neighbourhood experts- Rickman Properties are 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! We're based at 21 Earls Court Road, London W8 6EB**

# Adult Crossword Puzzle



### Across

- 1. Man’s best friend
- 2. Shakespeare’s first name
- 4. Currency of Japan
- 6. Tool to cut paper
- 7. Yellow precious metal
- 8. Capital of France
- 9. A reptile that changes color
- 11. Continent with the Sahara Desert
- 12. A hot drink made from beans
- 14. Largest planet in the solar system
- 15. The "red planet"
- 16. Opposite of "never"
- 17. Opposite of "day"

### DOWN

- 1. Opposite of "up"
- 3. Italian dish with pasta and sauce
- 5. Ocean mammal, very intelligent
- 9. Device used to take photos
- 10. Large animal with a trunk
- 13. The gas we breathe
- 18. Opposite of "cold"

Instructions: read the clues and fill in the correct answer!

# AUTUMN CROSSWORD



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 first public library in London was built in Kensington

One of the city’s earliest public libraries, situated in the Kensington district. Built in 1872, this remarkable building stands as a lasting testament to the value of books, education, and learning. Unlike many libraries that came before it, this historic institution promoted free access to literature, opening educational opportunities to people from all backgrounds, regardless of their financial circumstances. Over the years, millions of visitors have passed through its doors, and it continues to play an important role in the local community today. It is certainly well worth visiting if you are ever in the area!

### There are more than 30 museums and galleries located in Kensington

With more than 30 museums and galleries, Kensington is a rich hub of culture, history and the arts. From the renowned Natural History Museum to the iconic Royal Albert Hall, there is plenty to captivate anyone with an interest in the past or a passion for the arts. Visitors can enjoy everything from fascinating science and discovery center’s to inspiring contemporary art exhibitions, offering an excellent mix of educational and entertaining experiences. Combined with its grand parks, elegant architecture and historic surroundings, Kensington is an exceptional place to explore and experience the character of historic London.

### Kensington Palace

Originally, the mammoth palace was a mansion called Nottingham House built for wealthy businessman Sir George Coppin during the Jacobean Era (1567-1625). When King William ascended the throne with Mary as Queen consort in 1689, they were on the hunt for a new place to live. Why? Well, King William suffered with extremely bad asthma. Because Whitehall Palace was so close to the river – an even filthier place back then – the Queen decided it was about time they central London for something a little further out of the metropolis. Surrounded by green, green grass and the odd cow, the royal couple became besotted with Kensington after the fresh air did wonders for the King’s breathing. As a result, they purchased Nottingham House in the summer months of 1689 for a sum of roughly £20,000.

## Quench your thirst

### How to make Whiskey Sours

#### Ingredients

- To make the sugar syrup
- 100g/3½oz caster sugar
  - 50ml/2fl oz water
- To make the cocktail
- 50ml/2fl oz bourbon whiskey
  - 25ml/1fl oz freshly squeezed lemon juice
  - 25ml/1fl oz fresh free-range egg white (about ½ an egg white, optional)
  - 2 dashes Angostura bitters
  - 2 handfuls of ice

#### Method

1. For the sugar syrup, put the caster sugar in a small non-stick saucepan over a medium heat and pour in the water. Stir and bring to the boil. CAUTION: boiling sugar is extremely hot. Handle very carefully. Use a deep pan to avoid bubbling over.
2. Once the sugar has dissolved and the liquid is clear, take the pan off the heat and leave to cool.
3. Pour 15ml/1 tablespoon of the cooled sugar syrup into a cocktail shaker with the bourbon, lemon juice, egg white and bitters. First, ‘dry shake’ the mixture (without any ice) vigorously for 8-10 seconds. Then fill the cocktail shaker with ice and shake again for the same amount of time. This will give the drink a lovely smooth texture.
4. Strain the whiskey sour into a rocks glass using a hawthorne cocktail strainer and a fine mesh



## New! All Ears Market

September 12, 2026 Phillimore Walk, Kensington, W8 7RG Created as part of the London Design Festival, the All Ears Market is a new destination for music and design lovers. The market will bring together artist and DJ talks, records, merchandise and zines, alongside pan-Asian street food. The event will also feature a free programme of talks and music films at the Kensington Central Library Lecture Theatre.



### Your joke of the month:

Why were the teacher’s eyes crossed?  
She couldn’t control her pupils

Down

- 1.Down
- 3.Lasagne
- 5. Dolphin
- 9. Camera
- 10. Elephant
- 13. Oxygen
- 18. Hot

Across

- 1. Dog
- 2. William
- 3. Yen
- 6. Scissor
- 7. Gold
- 8. Paris
- 9. Chameleon
- 11. Africa
- 12. Coffee
- 14. Jupiter
- 15. Mars
- 16. Always
- 17. Night