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**GROW SLOW**How to embrace the patient gardening revolution **Page 19**

H&P

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My low-key London village

WHERE TO LIVE

By Rotation's Eshita Kabra-Davies' guide to her Zone 1 neighbourhood with a laid-back, local vibe.

Amira Hashish, page 22

MATT WHITTLE

Wiltshire house that starred in BBC's *Pride and Prejudice* on sale for £6m

LUCKINGTON COURT in Wiltshire, which starred as the Bennet family home in the BBC's 1995 TV adaptation of *Pride and Prejudice* featuring Colin Firth and Jennifer Ehle, is for sale for £6 million through Woolley & Wallis.

Bought by Lieutenant Colonel Trevor Horn, the first director of Badminton Horse Trials, in 1947, the property has been extensively renovated by his daughter over the past 20 years. The main house,

pictured, has eight bedrooms as well as grand reception halls with features that date back to the 11th century. There are five cottages, a 17th-century dovecote and traditional farm buildings that include a 19th-century stable block. Gardens, fields and woodlands span almost 19 acres.



Elizabeth line opening sees rental prices soar in newly well-connected Crossrail locations

RENTS are experiencing the "Crossrail effect", 11 weeks after the Elizabeth line opened to passengers.

Whereas house prices have seen an uplift along the line since the route was first announced, rents are now catching up as people move to the newly well-connected areas. Many Crossrail locations are attractive to cash-strapped tenants because they are

significantly cheaper than other neighbourhoods. Crossrail areas with the highest annual rental price growth are Acton, Paddington, Whitechapel, Forest Gate and Canary Wharf.

"Five years ago average rents along the line stood 20 per cent below the London average, but today this gap has closed to just six per cent," said David Fell at Hamptons.

Homes & Property

HAVE called Marylebone home for six years. I live in an apartment in a Victorian terraced townhouse and I've designed it with a modern style and primary colours.

I love how central and beautifully maintained Marylebone is, without being flashy. It's a cosmopolitan village in central London. I also enjoy how diverse, international and varied the community is. It keeps things interesting. As a mother to a pup, I have made friends from all walks of life when out with my dog, from a retired entertainment lawyer to an ex-FBI agent and a TikTok influencer.

I also chose the neighbourhood as the HQ for my business By Rotation. It's very central which makes it a great meeting point for our team and external appointments.

BEST EATING & DRINKING

There are plenty of restaurants and bars to visit, even if you are a last-minute booker like myself. The Italians on Devonshire Street has a great ambience, well-curated wine list and delicious deli food. Il Blandford's is a classic neighbourhood favourite with a female founder and chef. Jikoni has incredible food and the atmosphere to match. It is perfect for the well-travelled. Il Baretto is a fun place for a meal with friends. Chiltern Firehouse is the place for people-watching, dressing up and drinking cocktails. Head to The Jackalope on Montagu Mews if you love beers and Chinese noodles. Or, for an excellent wine list and perfect date night it's Le Vieux Comptoir on Moxon Street.

WHERE I WORK OUT

Pure Gym because it's so fuss-free. I tend to go during off-peak hours; that's one benefit of being your own boss. I also really rate all the Barrecore classes in Cavendish Square. If you need quick results, go consistently and you'll see them in no time.

FOR A CULTURE FIX

The Wallace Collection is a beautiful house with art and objects. They serve nice cocktails in the restaurant too. Daunt Books on Marylebone High Street has a very good schedule of talks from authors such as Nassim Nicholas Taleb. Regent's Park Open Air Theatre is a wonderful place to watch the classic Shakespeare plays. Shreeji News on Chiltern Street has an exhaustive selection of independent magazines and coffee table books alongside beautiful interiors.



Art lovers: Jean-Honoré Fragonard's *The Swing* is shown in the Wallace Collection, above

Read all about it: Chiltern Street's Shreeji News, right, sells independent magazines and coffee table books



Buying in Marylebone	
Average property price:	£1,500,930
Renting in Marylebone	
Average one-bedroom flat:	£2,860 pcm
Average two-bedroom flat:	£3,770 pcm

Source: Hamptons

TO COMMUNE WITH NATURE

I go to Regent's Park at least three times a week to walk with my dog, Saffron. The sunsets are beautiful and when I have more time, we walk over to Primrose Hill which I also adore. I especially love the sculpture garden when it pops up in Regent's Park. It feels like the quintessentially English garden you would dream of. It's what I expected from this country, growing up in Singapore. There are also quite a few secret spots in the park which are ideal for a quiet picnic.

GROCERY SHOPPING

Waitrose is on Marylebone High Street but I really like the farmers' market on Sundays. It's the best spot for fruit and vegetables and it's so nice to eat fresh produce. I enjoy getting to know the people behind the produce too, it's good to know where your food is coming from. Once in a while I also treat myself to a Daylesford shop.

GETTING AROUND

I walk everywhere, it's a village after all. There is no need to spend money on transport when everything is so close.

DREAM STREET

Montagu Mews West is a wonderful little street with beautiful houses. One of them has an incredibly well-maintained flower wall which blooms in spring and summer. It's the dream city home. Chiltern Street is such a beautiful yet quaint street; every establishment has been curated to add something unique.

SOMETHING YOU ONLY SEE IN MARYLEBONE

Potentially the highest number of blue plaque houses considering the size of the neighbourhood.

WHAT'S THE CATCH?

You'll never leave W1.

IN THREE WORDS

Beautiful. Cultured. Low-key.

● Visit byrotation.com

Area guide to Marylebone

Eshita Kabra-Davies, founder of social fashion rental app By Rotation, tells Amira Hashish what she loves most about the village vibe of her local area



Page turner: Marylebone also boasts Daunt Books, above. Eshita Kabra-Davies, above right

SCHOOLS

Hampden Gurney CofE Primary School and Christ Church Bentinck CofE Primary School are rated outstanding by Ofsted. King Solomon Academy is deemed outstanding for both primary and secondary education whilst Regent High School is rated good. Francis Holland School is an independent option for girls.

WHAT TO BUY

Properties for sale in Marylebone



BEACH STYLE

Wheatley Street, £2 million

Designed to evoke the breezy style of a Hamptons beach house, this two-bed maisonette also has a third room which can be used as an office space. ● *Story of Home*, 020 8012 1455



MEWS HOUSE

Bryanston Mews East, £1.75 million

With two private entrances, this two-bed apartment has outdoor spaces and access to the residents-only communal garden. ● *Berkshire Hathaway*, 020 8012 3177



STYLISH STUDIO

Park Road, £1.5 million

On the eighth floor of a portered apartment block, this newly refurbished home has three bedrooms and views over Regent's Park. ● *Knight Frank*, 020 8012 3471



MANSION FLAT

New Cavendish Street, £850,000

A one-bedroom flat with bay windows in a handsome Georgian development in the heart of Marylebone Village. ● *Carter Jonas*, 020 8012 4191