



Blended expertise, purposefully applied...

We are a Chiswick based residential property consultancy that provides in-depth experience in the disciplines of estate agency, residential lettings, property management, property staging and interior design – a blend of expertise not commonly found in estate and lettings agency businesses. Having this multi-faceted capability enables us to deliver success to our clients that are seeking a more bespoke and discreet experience than typically offered by high street estate or lettings agents.

Clients value our integrity, energy, expertise and unbiased advice...

The core values of our business are; integrity, clarity and success. Our advice and services are delivered from a trusted platform of professional qualification, experience, dedication and a wealth of in-depth knowledge. This thorough, yet innovative approach to everything that we do has resulted in a strong track record, as evidenced by consistent results and unquestionable success.

What is the new meaning of Bespoke?...

We work with an adaptable approach to our processes to suit individual clients requirements. For example; many of our clients want to avoid public promotion and seek discreet introductions. Over 70% of our transactions are completed without public marketing. We spend less time promoting ourselves and more time combining modern online marketing with a lifetime of networking to introduce the right person in the right way.

More doesn't mean more...

We consciously keep our active portfolio compact, so that we can successfully apply the time, high levels of detail, attention and management you require and deserve whilst achieving our joint objective, success.



ESMOND ROAD, W4

A 2540 Sq Ft / 236 Sq M, 5/6 bedroom family house that offers extensive potential to create a stunning family home on one of Chiswick's most desirable residential streets within the Bedford Park conservation area.

The current accommodation comprises: Ground Floor: entrance hallway, 18'2 reception room with feature fireplace and ornate bay window, 18'3 reception room overlooking garden with feature fireplace, 16'1 ground floor studio/bedroom (currently on the same title with separate council tax), utility kitchenette and ground floor cloakroom.

Sub Ground Floor: 20'11 reduced height cellar

First Floor Half Landing: 15'5 kitchen and thin store room off landing First Floor: 18'2 bedroom overlooking garden, 15'7 bedroom and family bathroom

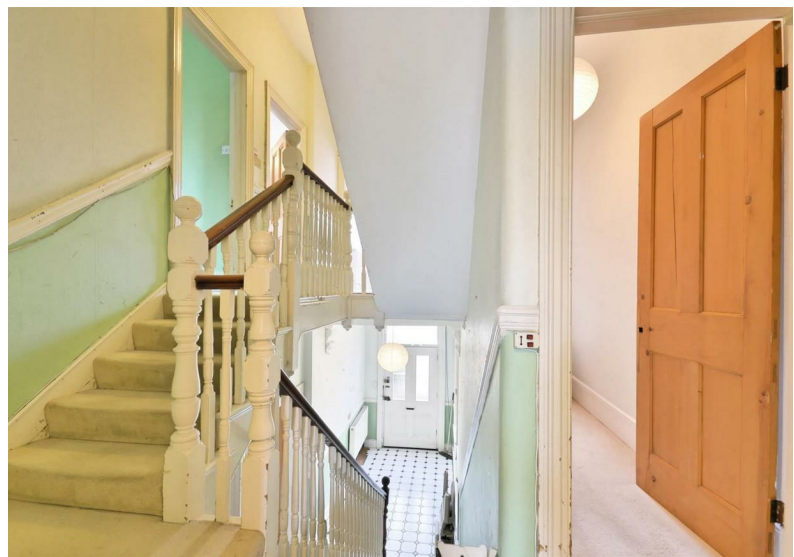
Second Floor Half Landing: 15'8 bedroom with storage cupboard and thin storage room with w.c. off landing.

Second Floor: landing with wall mounted sink, 15'10 bedroom overlooking garden, 14'8 bedroom and guest cloakroom Loft: accessed from second floor landing

Gardens: The house offers a 11'9 front garden and 31'2 family rear garden

Esmond Road is located within the highly desirable Bedford Park Conservation Area which is ideally located for access to a wide selection of amenities including, bespoke shopping on Turnham Green Terrace, high street shopping on Chiswick High Road, open parkland, popular primary schools, over sixty bistro bars & restaurants and excellent transport connections into and out of town.





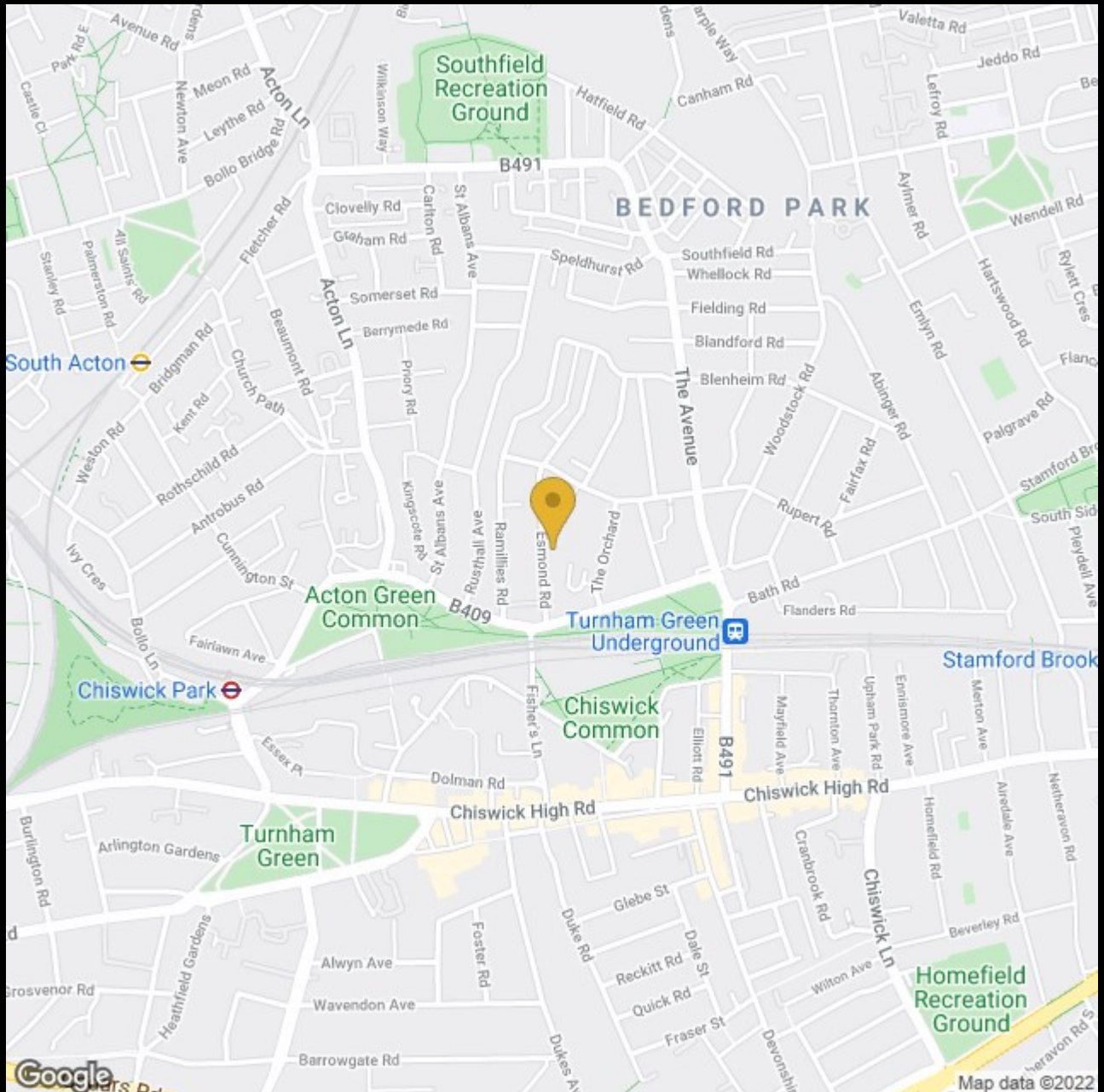


APPROX. GROSS INTERNAL FLOOR AREA 2698 SQ FT / 250 SQ M (Includes Reduced Height Cellar)
APPROX. GROSS INTERNAL FLOOR AREA 2540 SQ FT / 236 SQ M (Excludes Reduced Height Cellar)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating international Property Measurement Standards (PMS2 Residential). © Red i 2021

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