



### **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.





## CRANBROOK ROAD, W4

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A spacious and very centrally located, 1395 Sq Ft / 130 Sq M, four bedroom family house that features an abundance of reception space and four well proportioned bedrooms. The property is in the process of being fully decorated and having new carpets throughout, ready for the new tenancy.

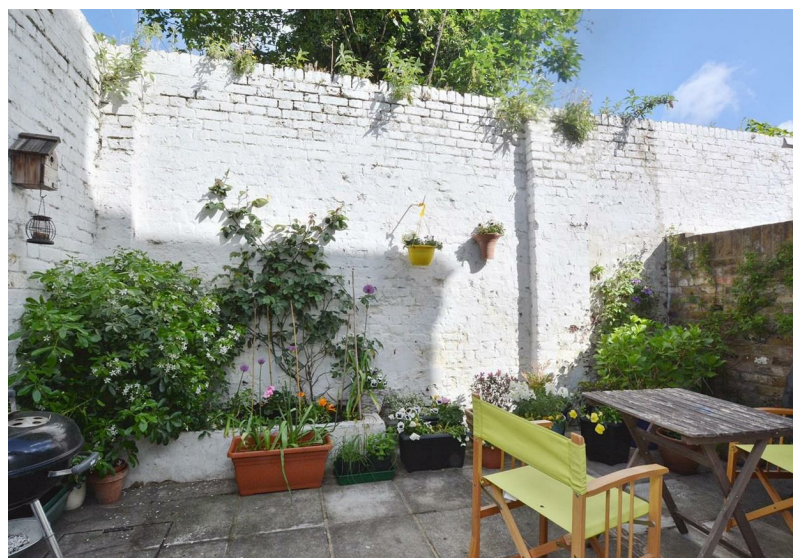
The accommodation comprises: entrance hallway with under-stairs storage and guest cloakroom, 24'3 double reception room with feature fireplace and bay window, 16'4 kitchen/family room (extended into side return) with fully fitted kitchen overlooking walled patio garden.

Stairs to first floor. 15'4 double bedroom with feature bay window, 11' bedroom and family bathroom with separate shower cubicle.

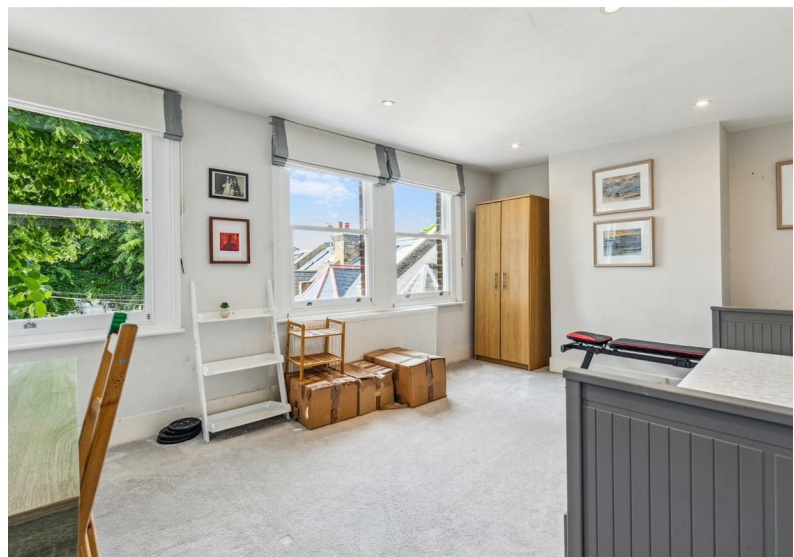
Stairs to second floor. 15' bedroom and 11' bedroom.

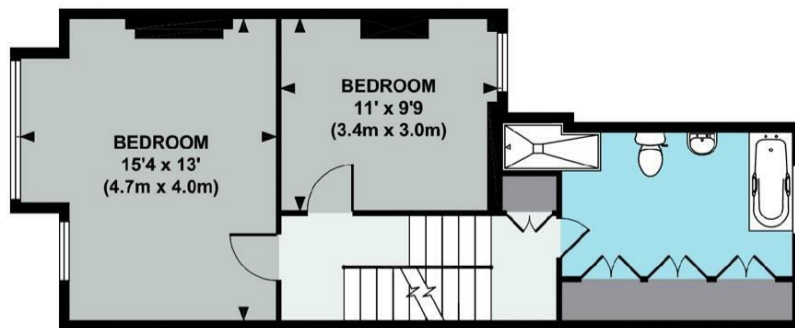
Cranbrook Road is a highly desired residential road due to its proximity to Chiswick High Road and numerous local amenities including over sixty bars & restaurants, high street & boutique shopping, highly regarded local schools, health clubs and excellent transport connections into and out of town.



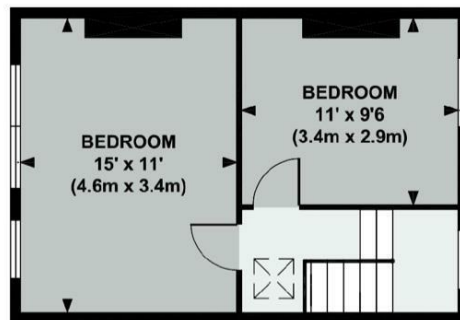




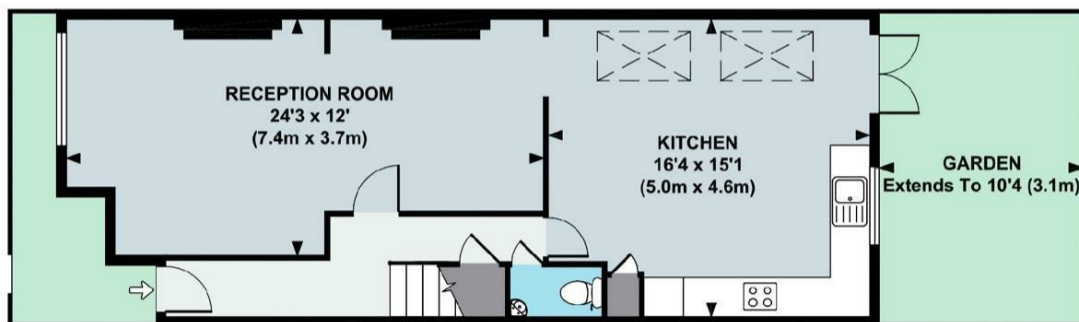




FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

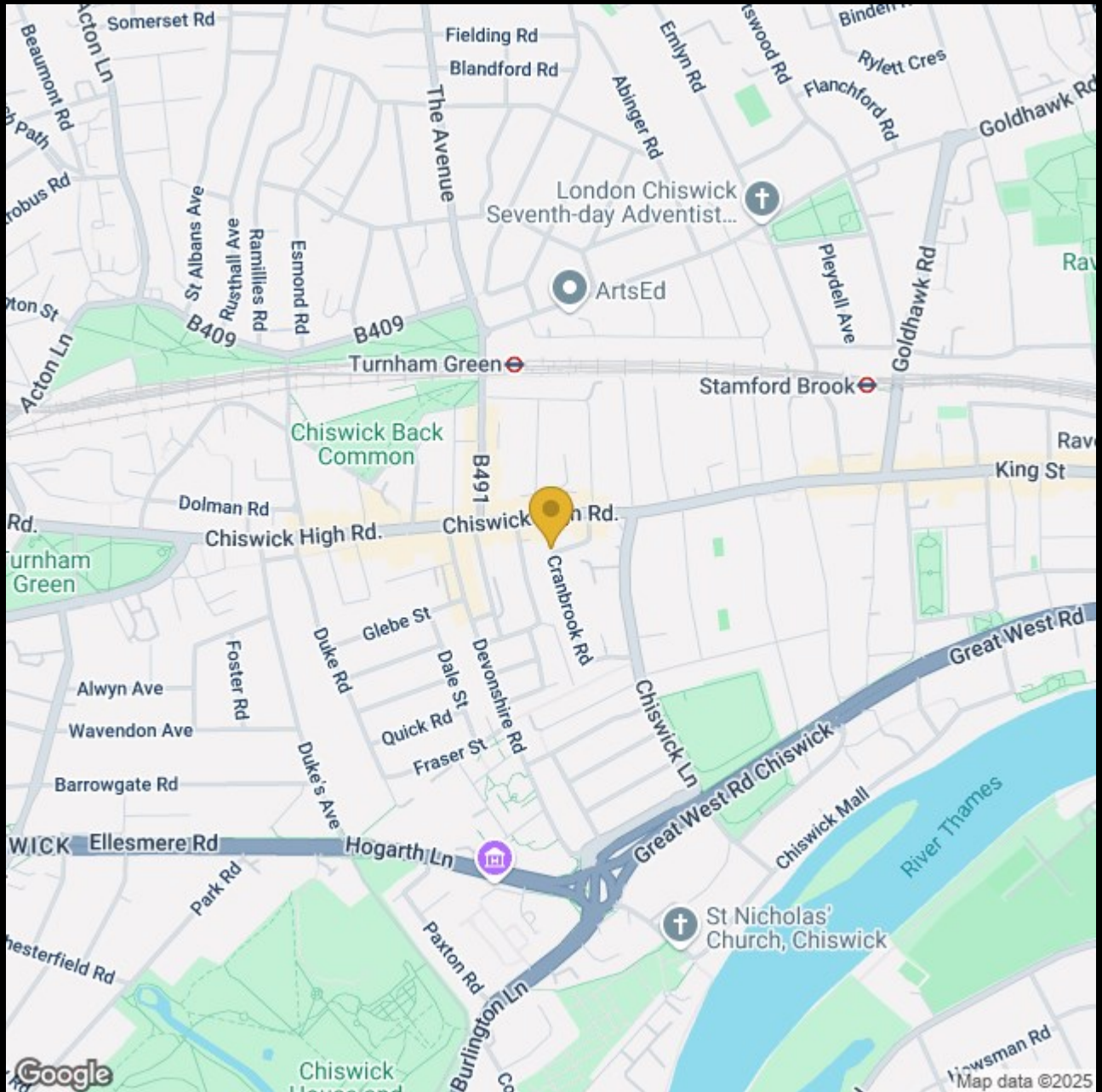
**APPROX. GROSS INTERNAL FLOOR AREA 1395 SQ FT / 130 SQ M**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Red i 2021

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