





### **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.



## CROFTON AVENUE, W4

---

A four bedroom / three bathroom, 1696 Sq Ft / 158 Sq M, semi-detached family house with a lovely large and private rear garden, garage and off street parking. The house is located in a quite cul-de-sac within a popular private development in Grove Park.

The accommodation comprises: entrance hallway with storage cupboard, guest cloakroom, 22'4 reception room with feature fireplace leading to south east facing conservatory overlooking garden, fully fitted kitchen.

Stairs to first floor.

Master bedroom with en-suite bathroom and built-in wardrobes, two further bedrooms and family bathroom.

Stairs to top floor.

Guest bedroom with en-suite shower room and built-in wardrobe and loft storage.

The house also offers an integral garage, off street parking for one car and well stocked large secluded rear garden.

Crofton Avenue is located within the well maintained Chiswick Place private development which features excellent access to local amenities including Chiswick House & Grounds, local shopping and Chiswick BR station which is direct to Waterloo.





Key :  
CH - Ceiling Height

## Crofton Avenue, W4

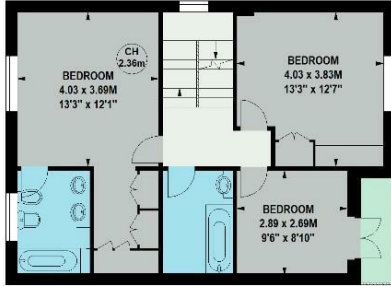
Approximate gross internal area

175.67 sq m / 1894 sq ft

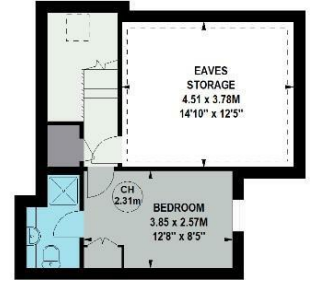
(Including Eaves Storage)

Eaves Storage

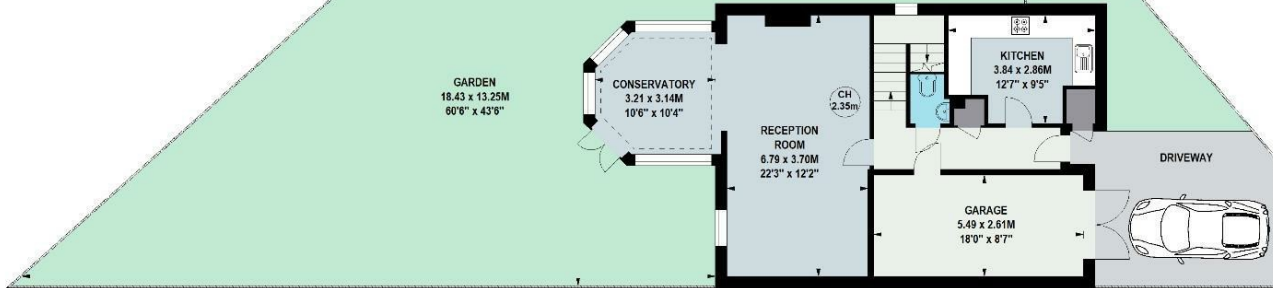
17.09 sq m / 184 sq ft



First Floor



Second Floor



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only



