



### **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.



## MAGNOLIA ROAD, W4

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A well presented double fronted, 2017 Sq Ft / 188 Sq M, six bedroom family home that features a 20'11 reception room 16'10 kitchen/dining room and ground floor bedroom/au-pair suite.

The accommodation comprises: entrance hallway leading to 20'11 reception room with feature fireplace, 16'10 kitchen family room with central island, utility room, guest bedroom/ au-pair suite comprising 13'5 double bedroom and shower room.

Stairs to first floor. 15' master bedroom suite with en-suite shower room and walk-in wardrobe area, 11'6 double bedroom, 11' study/bedroom with door to balcony overlooking garden and family bathroom.

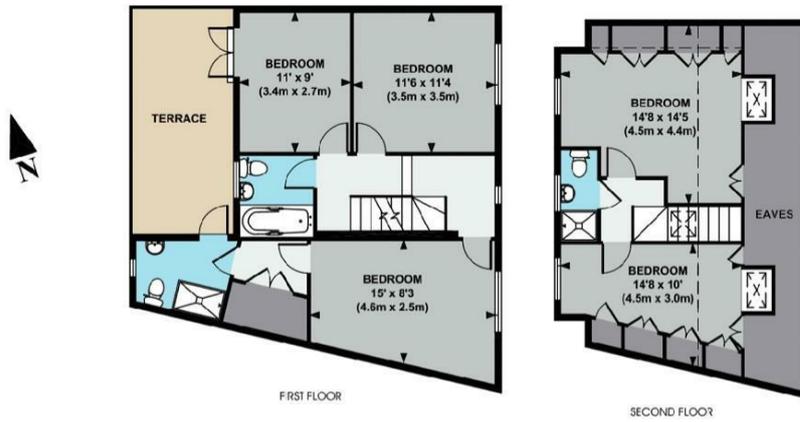
Stairs to second (top) floor. 14'8 double bedroom with built-in wardrobes, shower room, further 14'8 double bedroom with built-in wardrobes.

The house enjoys a 'chocolate box' appearance with established rose bushes in front garden and 25' rear garden with large patio and decked seating area.

Magnolia Road is located within a highly desirable residential area of Chiswick known as Grove Park. The area offers a host of amenities including riverside walks, local pubs & bistro's, highly regarded schools, Chiswick House & Grounds and excellent transport connections into and out of town.





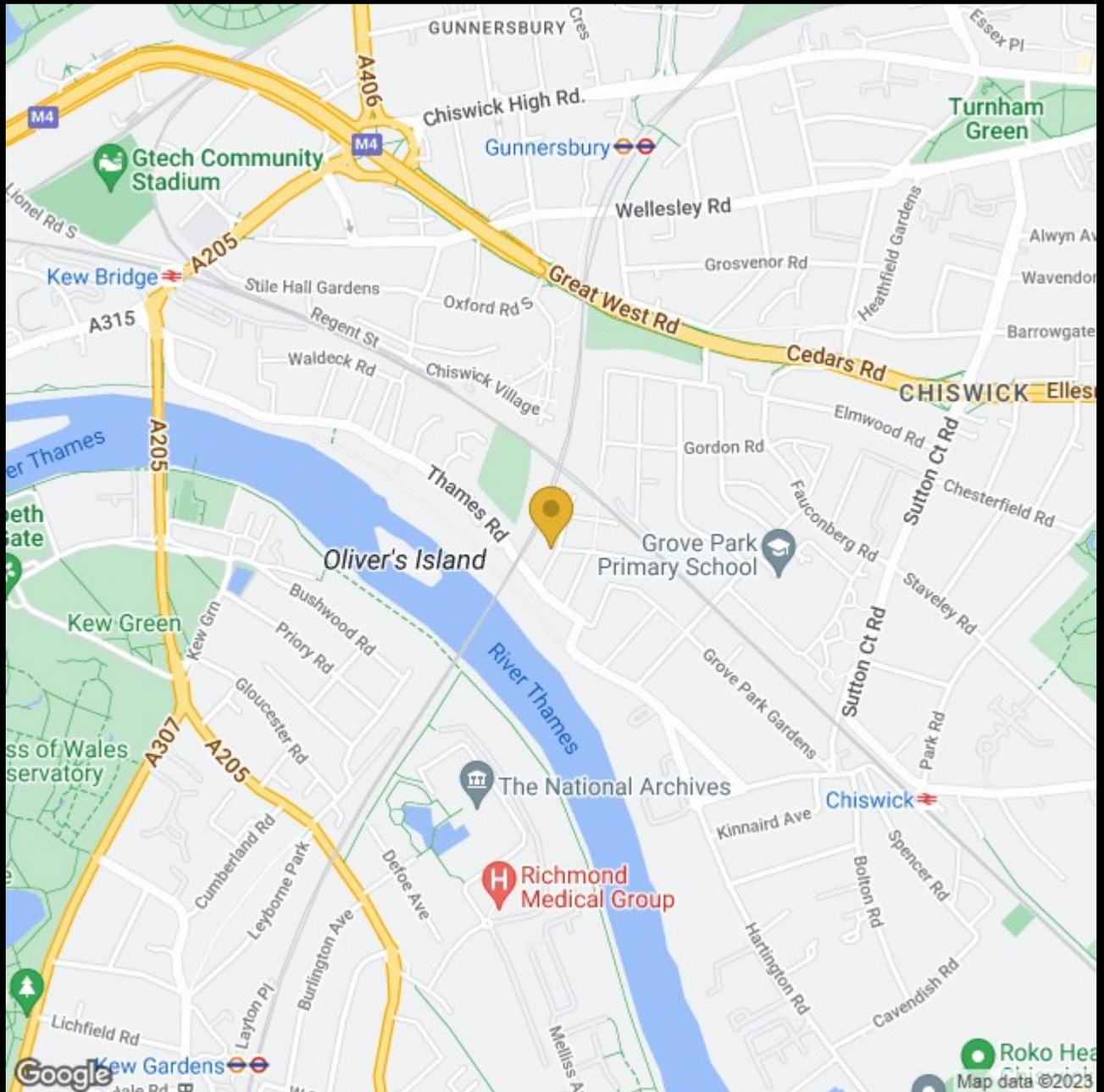


**APPROX. GROSS INTERNAL FLOOR AREA 207 SQ FT / 188 SQ M**  
 (Includes Reduced Height Areas and Eaves Storage)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © Red1 2021

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