





### **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.



## RUSTHALL AVENUE, W4

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A newly refurbished, 991 Sq Ft / 92 Sq M, three bedroom apartment that is arranged over the top two floors (first & second) of a period property on a highly desirable residential road, that features a 17' reception room, separate kitchen and master bedroom with en-suite bathroom.

The accommodation comprises: stairs to entrance hallway, 17' reception room with feature fireplace and bay window, separate kitchen, double bedroom with built-in wardrobe, further bedroom / study with built-in wardrobe and ornate fireplace.

Stairs to top floor

Dual aspect master bedroom with en-suite bathroom and eaves storage.

Rusthall Avenue is a highly desirable and centrally located residential road within an area of Chiswick known as Bedford Park that offers a wide selection of amenities including award winning bars & restaurants, shopping on Chiswick High Road and excellent transport connections into and out of town.

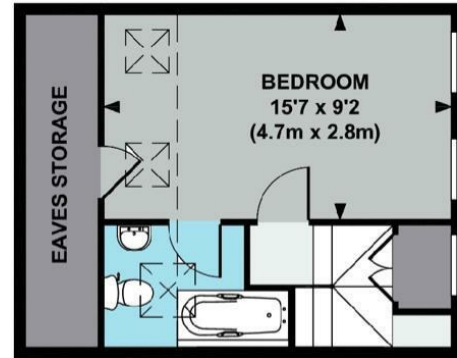
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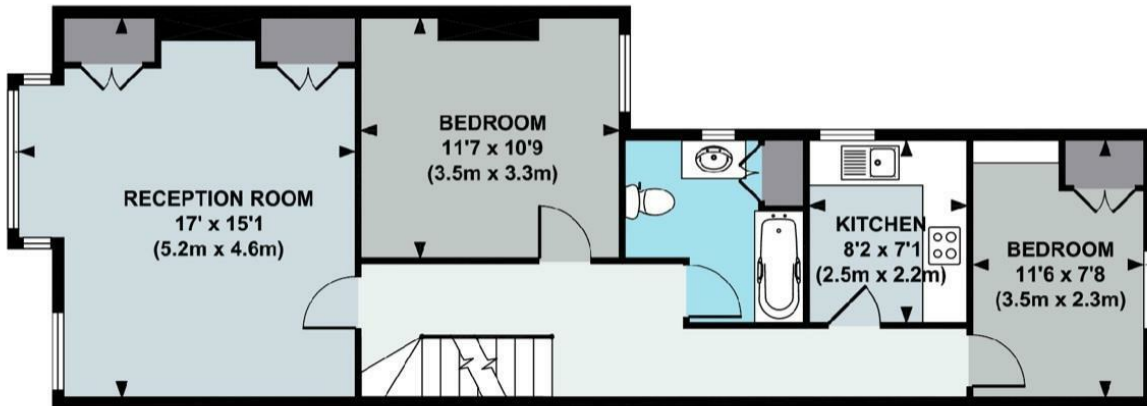




GROUND FLOOR



SECOND FLOOR

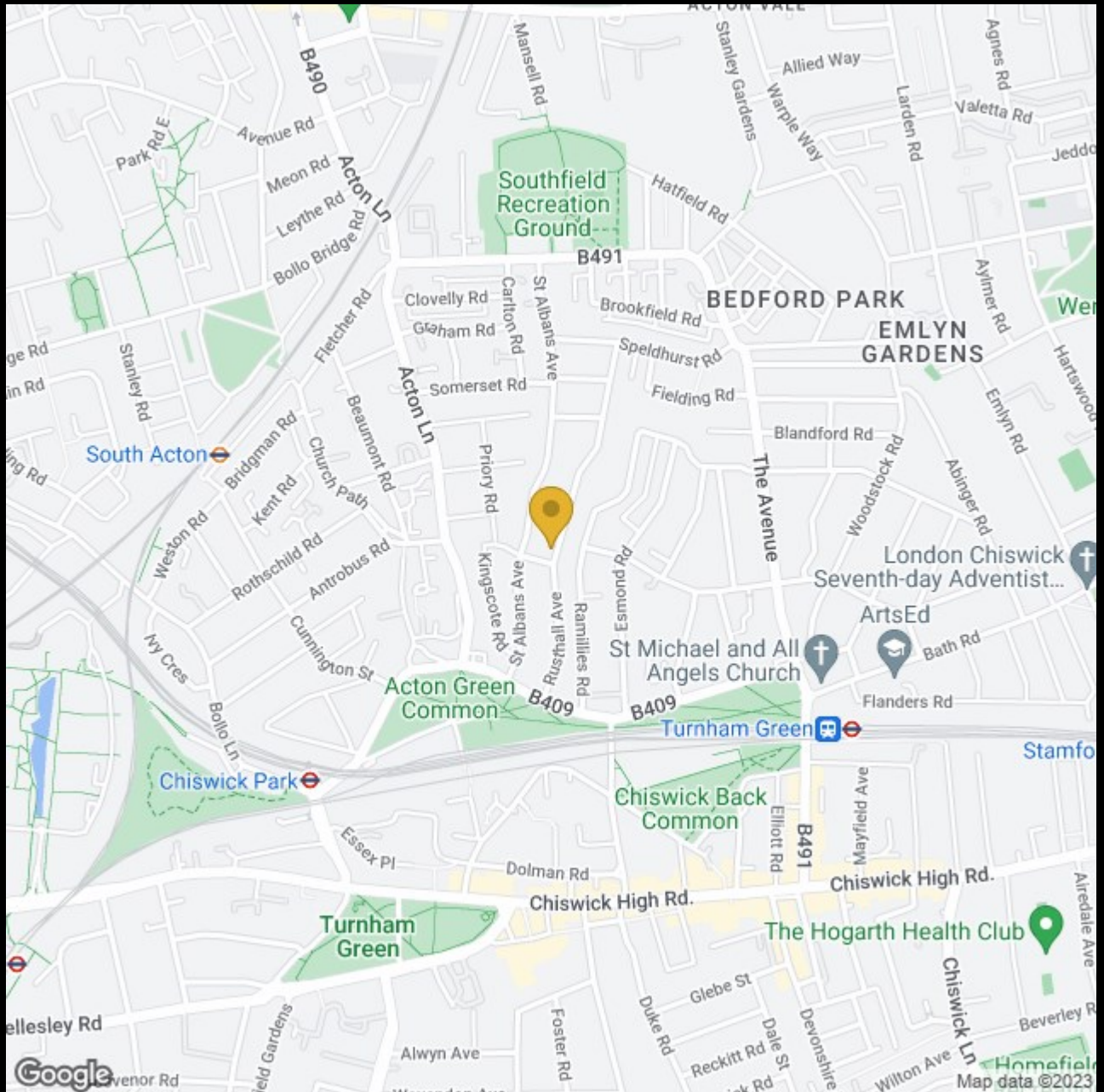


FIRST FLOOR

**APPROX. GROSS INTERNAL FLOOR AREA 991 SQ FT / 92 SQ M**  
**(Includes Reduced Height and Eaves Storage Areas)**

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

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