



### **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 stylish and well presented, four bedroom 1417 Sq Ft | 132 Sq M, family home that is located minutes from the extensive amenities on Chiswick High Road. The house features a 24'3 double reception room and 24'8 kitchen/family room with matching beautiful parquet wooden flooring.

The complete accommodation comprises: entrance hallway with under-stairs cupboard, 24'3 double reception room with feature fireplace and bay window, 24'8 kitchen/family room with fully fitted kitchen, feature breakfast bar, window seat and stunning glass extension leading to garden.

Stairs to first floor. 14'3 main bedroom with built-in wardrobes and feature bay window and fireplace, further double bedroom with feature fireplace, family bathroom and rear bathroom with storage cupboard.

Stairs to Second Floor (Top floor). 17'1 bedroom (into eaves) with under-eaves storage and luxurious family bathroom with roll-top bath and separate shower cubicle.

The house offers a small front garden with two bicycle security anchors and a lovely rear garden accesses from the kitchen which is ideal for outdoor entertaining due to an artificial lawn and ample space for a table and chairs.

Cranbrook Road is a highly desirable one-way residential street that is absolutely ideal for access to the extensive amenities on offer on Chiswick High Road. Being only a few minutes from over sixty bar & restaurants, boutique & high street shopping, excellent transport connections into & out of town and highly regarded schools.

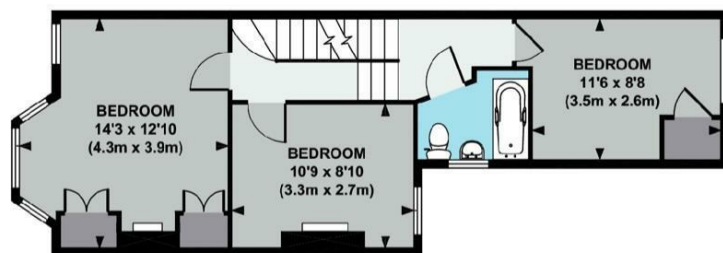




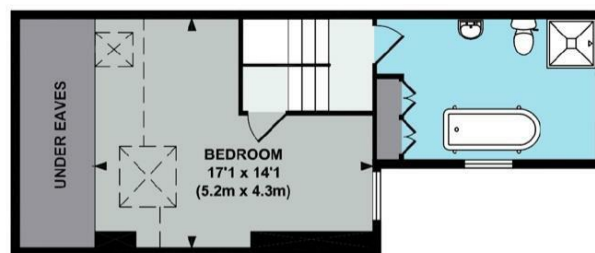




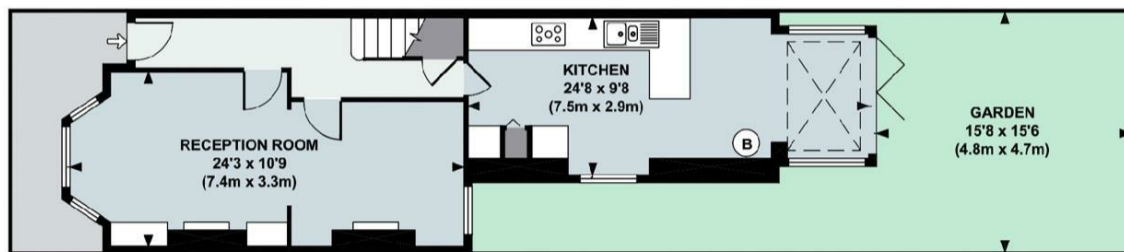




FIRST FLOOR



SECOND FLOOR



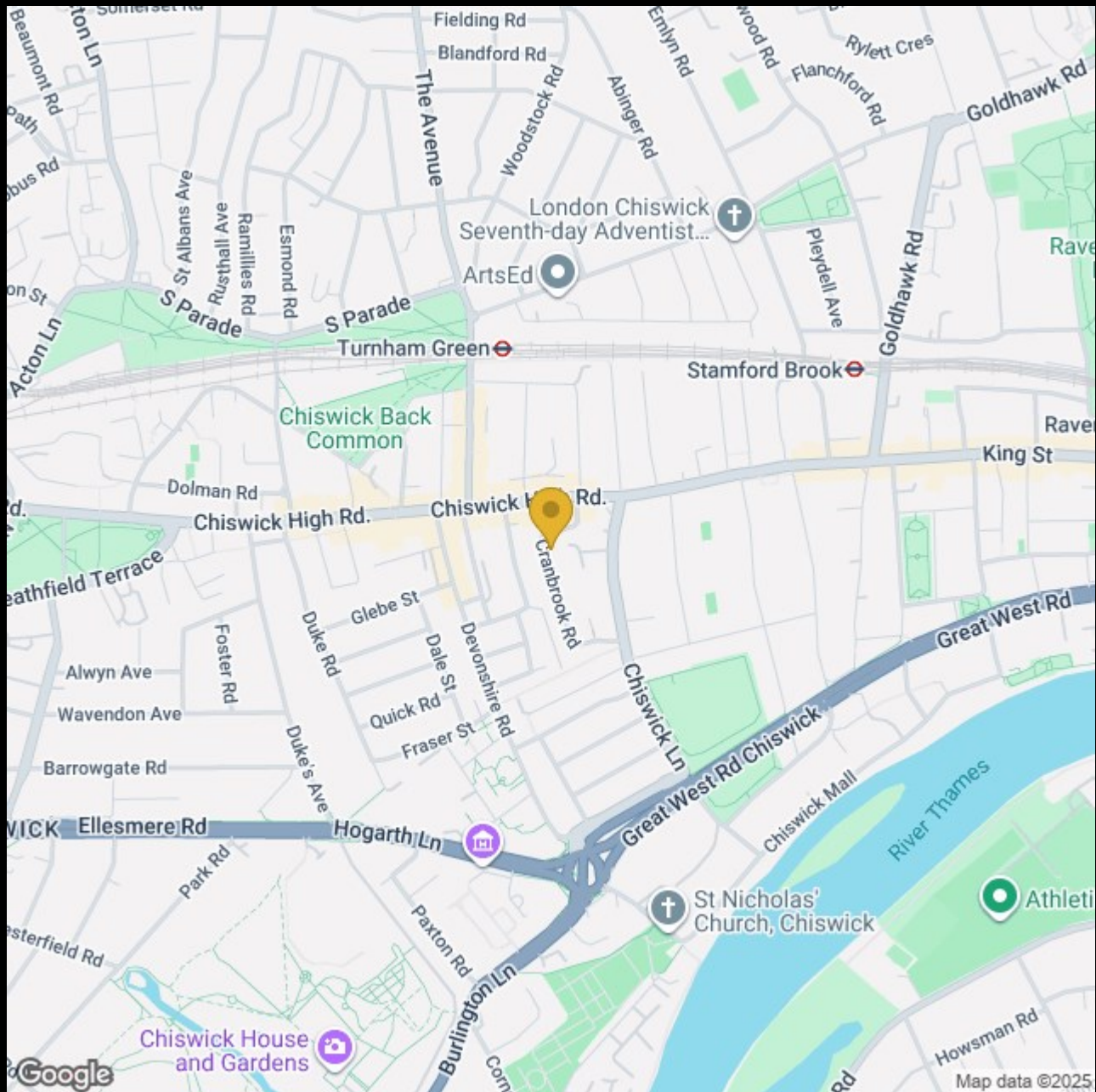
GROUND FLOOR

**APPROX. GROSS INTERNAL FLOOR AREA 1417 SQ. FT / 132 SQ. M (Includes Reduced Height and Eaves Storage Areas)**  
**APPROX. GROSS INTERNAL FLOOR AREA 1316 SQ. FT / 122 SQ. M (Excludes Reduced Height and Eaves Storage Areas)**

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

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020 8995 2030  
enquiries@harpersofchiswick.com  
www.harpersofchiswick.com