



### **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.



## 36 WELLESLEY ROAD, W4

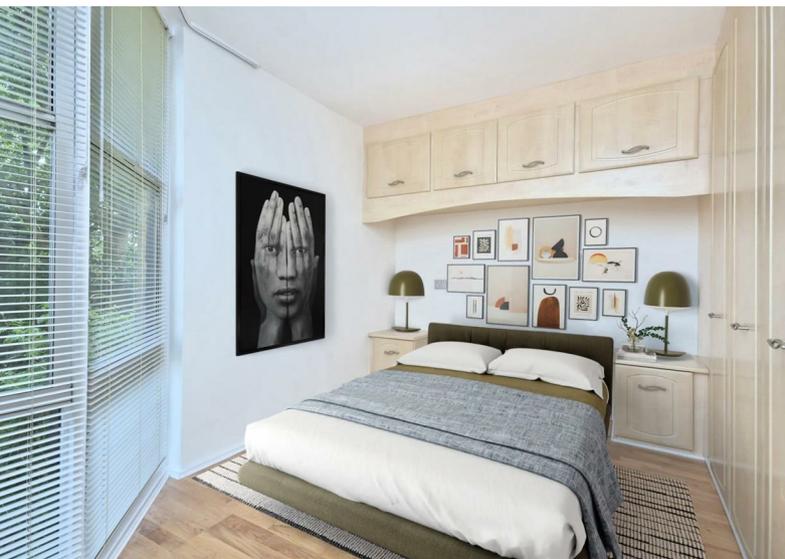
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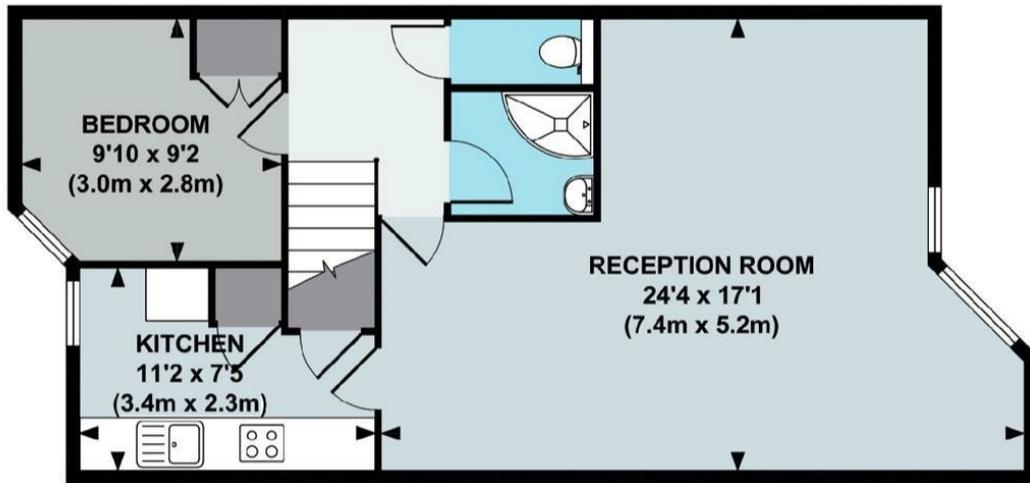
A recently refurbished, spacious, 780 Sq Ft / 73 Sq M, two bedroom duplex apartment that features a 24'5 reception room, lovely lawned communal gardens and off street parking on a first come first served basis.

The accommodation comprises: first floor entrance leading to entrance hallway, 12'5 first floor bedroom with built-in wardrobes and views over communal gardens. Stairs to ground floor, separate w.c., 24'5 reception room, new fitted kitchen with views over communal gardens, further 9'11 bedroom with built-in wardrobe and views over communal gardens, new shower room, large lawned communal gardens and off street parking on a first come first served basis.

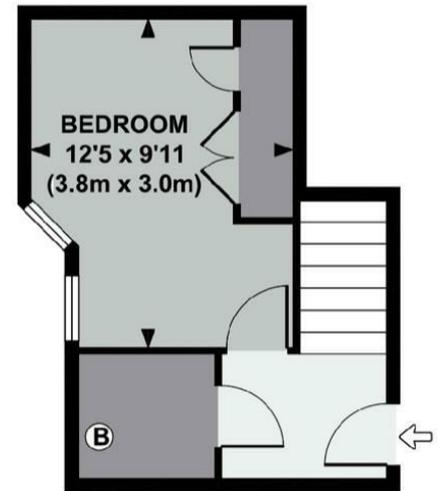
Belgrave Lodge is located within 200 metres of Gunnersbury Underground / BR station and is within an area of Chiswick known as Gunnersbury which enjoys extensive local amenities including shopping on Chiswick High Road, Chiswick Business Park, a wide choice of bars & restaurants and excellent transport connections into and out of town.







GROUND FLOOR

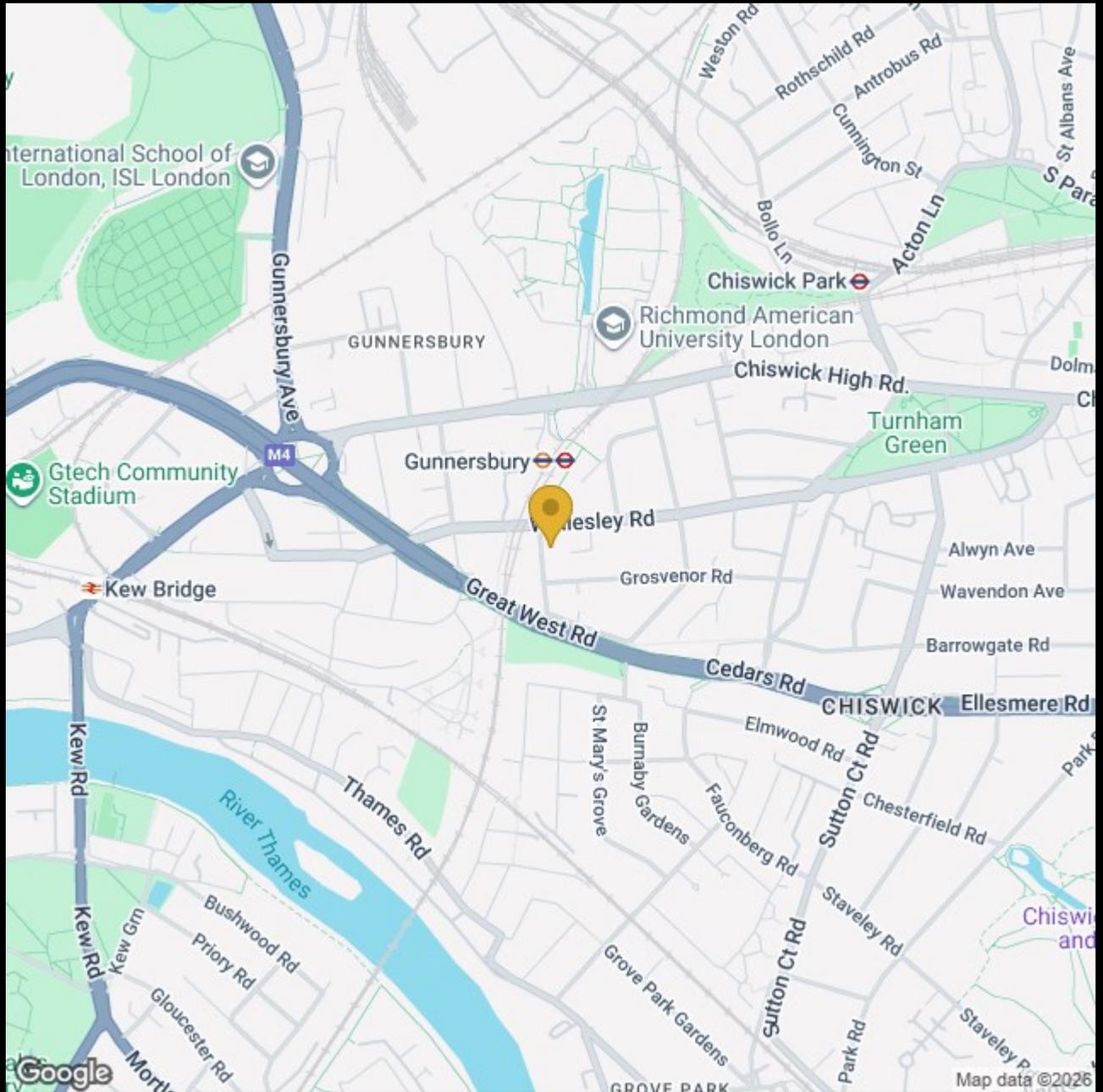


FIRST FLOOR

**APPROX. GROSS INTERNAL FLOOR AREA 780 SQ FT / 73 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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020 8995 2030  
enquiries@harpersofchiswick.com  
www.harpersofchiswick.com