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### **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.



# ST. ALBANS AVENUE, W4

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A stylish and beautifully presented, 1730 Sq Ft / 160 Sq M, four bedroom, Victorian family house that offers the perfect blend of period features and contemporary style that is ideally located on the borders of Bedford Park.

The house features a 25'6 double reception room and 22'11 kitchen/dining room with planning permission in place to add a side-return to create a breathtaking full width kitchen/family room.

The accommodation comprises: entrance hallway with under-stairs storage, guest cloakroom, stunning 25'6 double reception room with feature bay window, double doors to garden and ornate fireplaces, 22'11 kitchen/dining room with bi-folding doors onto garden.

## Stairs to First Floor.

First floor landing with access to a spacious fully boarded first floor storage loft, 17'1 west facing full width bedroom with feature bay window and built-in wardrobes, 11'6 bedroom with built-in wardrobe, further 11'5 bedroom with built-in wardrobe and views over garden, well appointed family bathroom.

## Stairs to Second Floor.

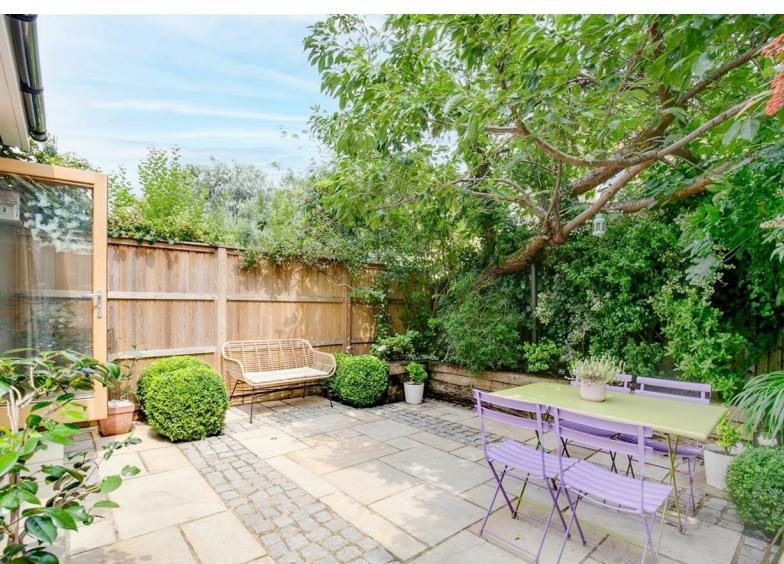
17'11 double aspect master bedroom suite with extensive under-eaves storage and en-suite bathroom.

## Gardens

The house enjoys a landscaped rear garden accessed from the kitchen/dining room and double reception thus allowing for excellent indoor/outdoor entertaining.

St. Albans Avenue is located within an area of Chiswick known as Bedford Park Borders which is ideally situated for access to the amenities of central Chiswick including over sixty bars & restaurants, extensive shopping on Chiswick High Road and Turnham Green Terrace and excellent transport connections into and out of town.





# St Albans Avenue, W4

Key :  
CH - Ceiling Height



Approximate gross internal area

160.72 sq m / 1730 sq ft

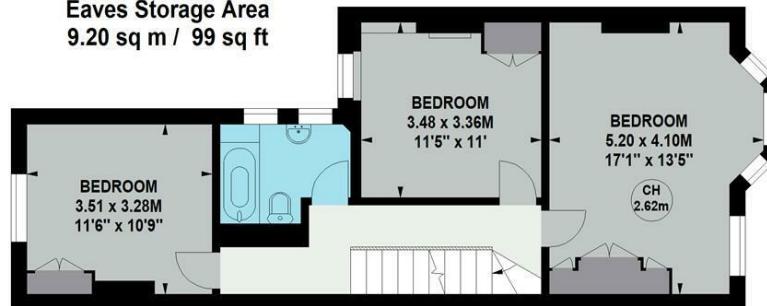
(Including Eaves Storage)

Eaves Storage Area

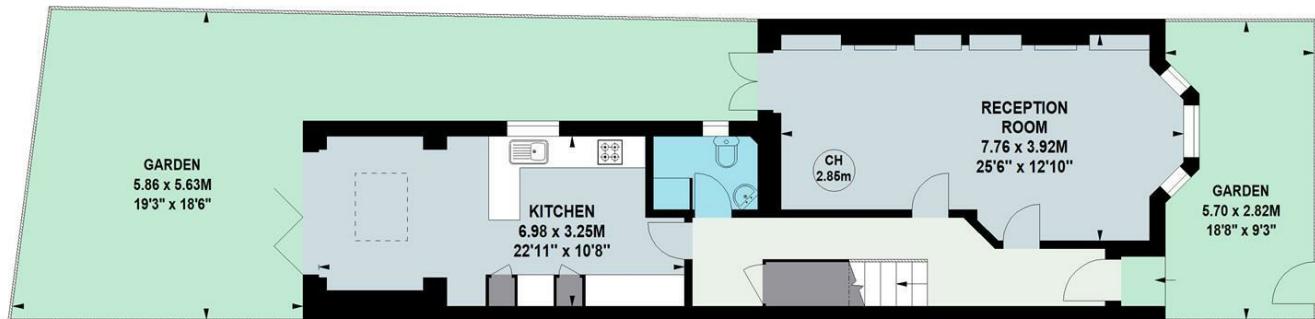
9.20 sq m / 99 sq ft



Second Floor



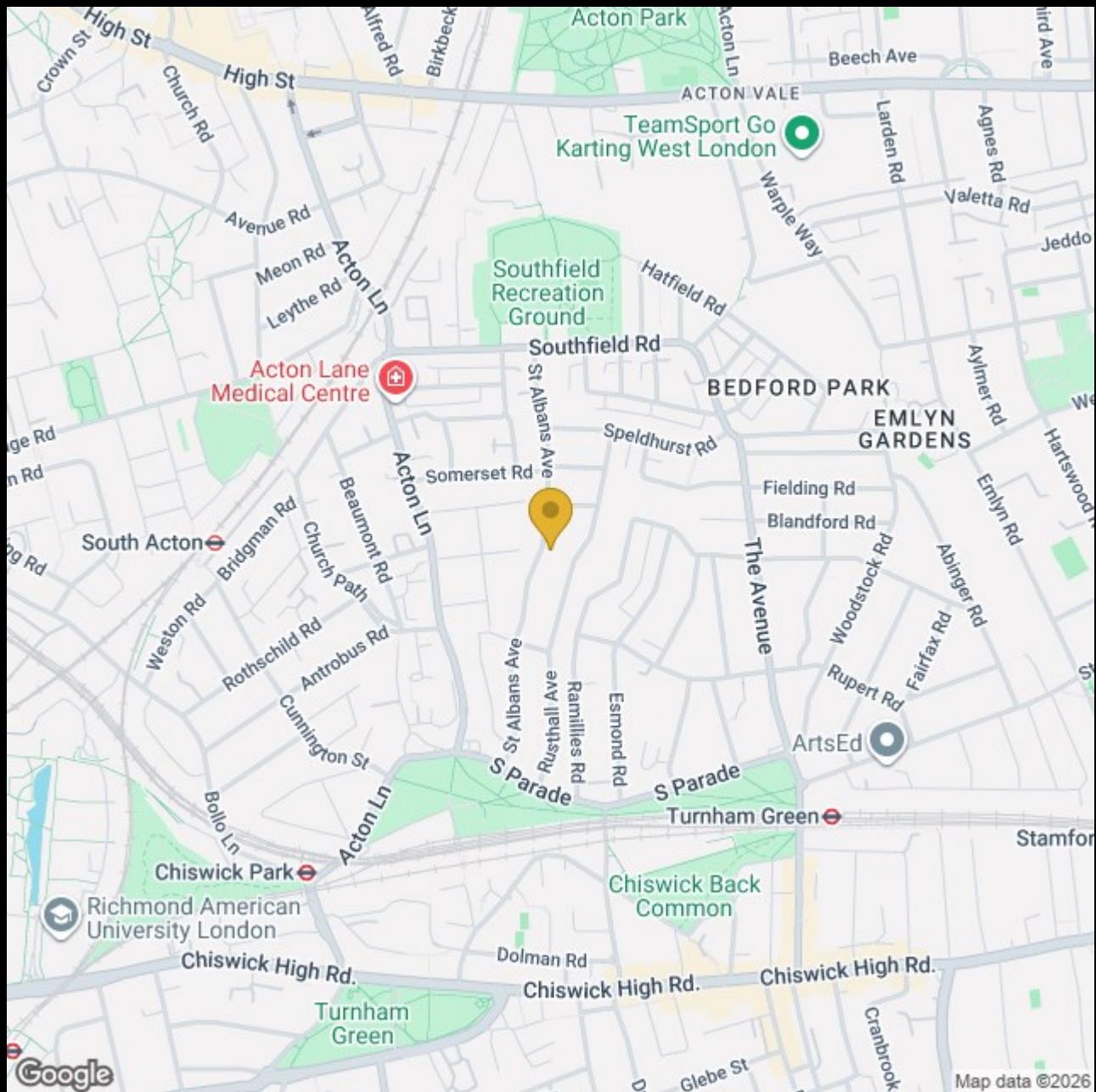
First Floor



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





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