





### **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.



## SOMERSET ROAD, W4

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A beautifully presented, wider than average, 1694 Sq Ft 157 Sq M, four bedroom / two bathroom semi-detached family home that offers the perfect blend of traditional features and contemporary style. The ground floor features stunning entertaining space including a 21'4 kitchen/family room leading directly to rear garden, welcoming south facing reception room, double width entrance hallway, utility room and guest cloakroom.

The accommodation comprises: double width entrance hallway, guest cloakroom, separate utility room, 13'10 south facing reception room and 21'4 kitchen family room with bi-folding doors leading to 'all year' useable garden.

Stairs to first floor

15'7 full width double bedroom, two further double bedrooms and family bathroom.

Stairs to master suite

17'2 light and airy dual aspect master bedroom with extensive into-eaves storage, walk-through dressing room and extremely stylish large en-suite bathroom with feature roll top bath and operate shower cubicle.

The property enjoys a front garden with space for bicycle storage, recycling and feature planting. The rear garden is a combination of paving and artificial lawn thus offering 'all year' easy family use for children and entertaining.

Somerset Road is a popular residential street within an area of Chiswick known as Bedford Park Borders. The area is conveniently located for bistro bars & restaurants, local convenience shopping, shopping on Chiswick High Road, award winning schools, open parkland and excellent transport connections into and out of town.









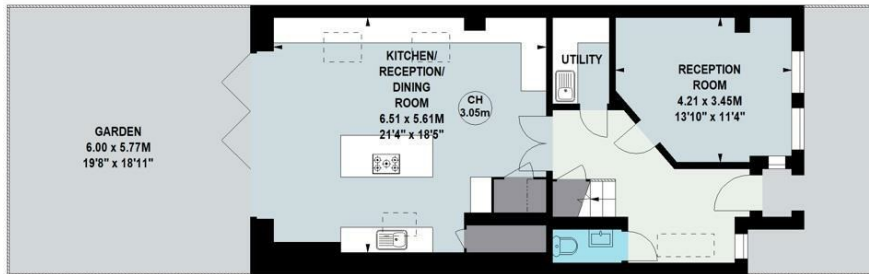
## Somerset Road, W4

Approximate gross internal area  
157.37 sq m / 1694 sq ft  
(Including Eaves Storage)

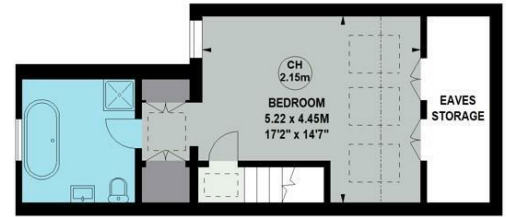
Eaves Storage  
6.69 sq m / 72 sq ft



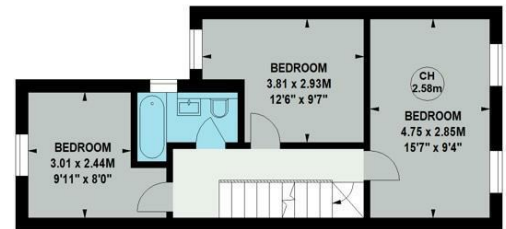
Key :  
CH - Ceiling Height



Ground Floor



Second Floor

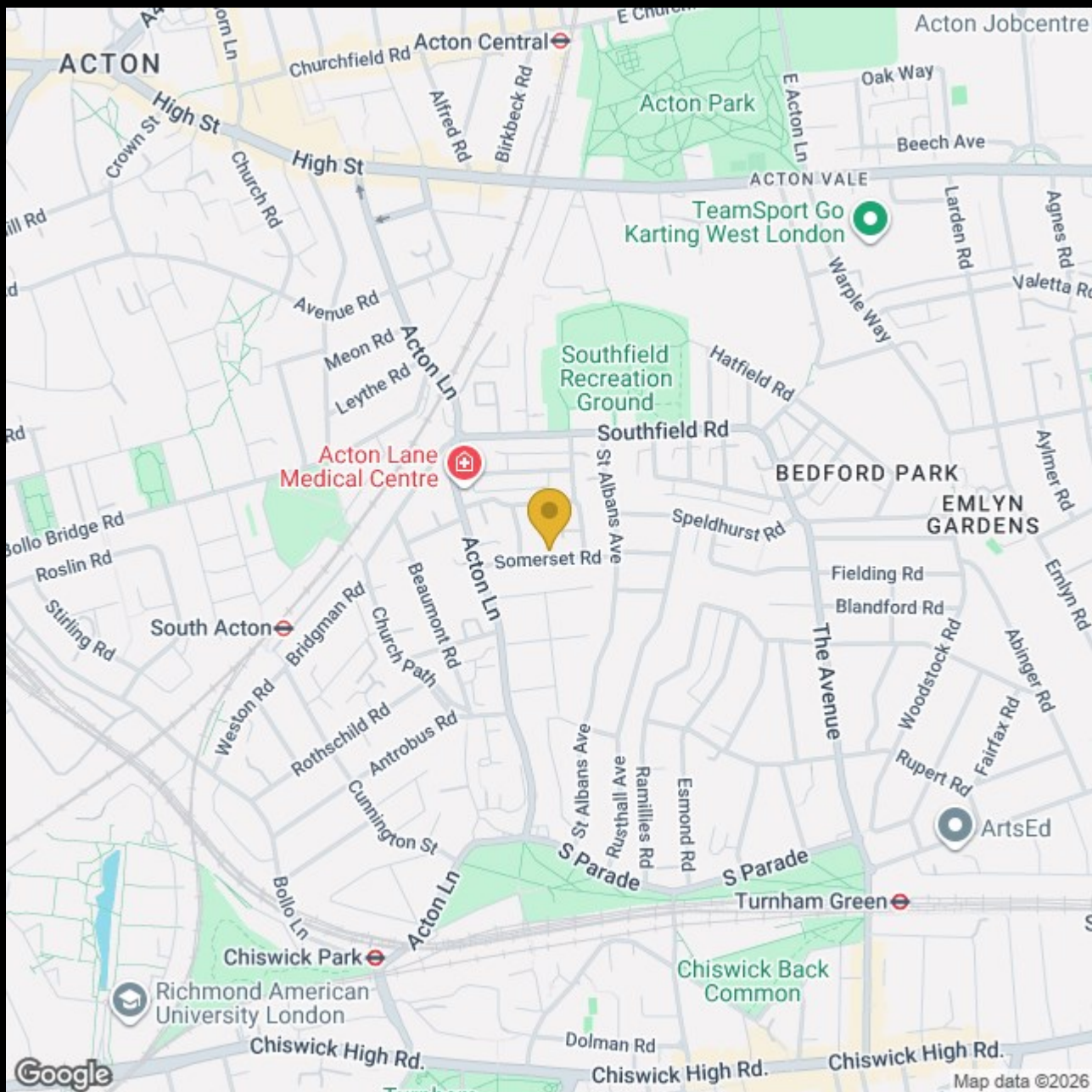


First Floor

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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