



### **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.



# RAMILLIES ROAD, W4

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A substantial, 2531 Sq Ft / 235 Sq M, semi-detached five bedroom period family home that retains many of the original features. The property is located at the most desirable end of a highly sought after and centrally located residential road on the very border of the Bedford Park Conservation Area.

#### Lower Ground Floor:

The house enjoys a twin vaulted cellar with the larger being 9'9".

#### Ground Floor:

17'11" reception room with wide triple bay window, ornamental fireplace and cornicing on 2.89m ceilings, 17'5" reception/dining room with original fireplace and ornate ceiling, 23'10" kitchen/breakfast room divided into breakfast/family dining area and fully fitted kitchen area (partially under glass) overlooking garden.

#### First floor accommodation comprises:

17'11" double bedroom with ornate fireplace, 2.72m high ceilings and west facing triple window, 14'4" double bedroom with built-in wardrobes, ornate fireplace and double windows overlooking rear garden, 12'6" double bedroom with ornate fireplace and double windows overlooking rear garden, 9'5" study/bedroom with west facing triple windows and well appointed family bathroom.

#### Second floor (Top floor) accommodation comprises:

20'11" master suite with en-suite bathroom, eaves storage and ornamental breakfast terrace

#### Gardens:

The house enjoys an established front garden with black and white tessellated path and 29'7" rear garden that is mainly set to basketweave pattern period brick paving with established shrub and tree borders.

Ramillies Road is a sought-after street in Chiswick, ideally situated with close proximity to local shops and restaurants. The road runs north from South Parade and is convenient for Turnham Green and Chiswick Park Underground stations, as well as Chiswick High Road. Chiswick offers easy access to central London via the A4, as well as access to Heathrow and the west of England via the M4.





# Ramillies Road, W4

Approximate gross internal area  
235.13 sq m / 2531 sq ft

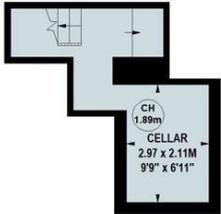


Second Floor

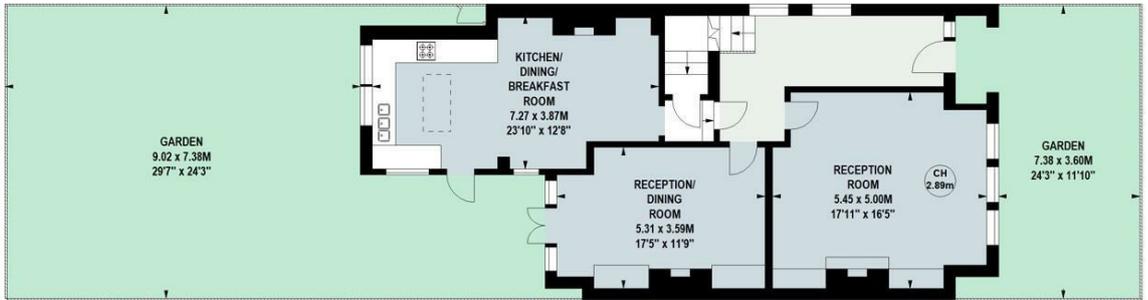


First Floor

Key :  
CH - Ceiling Height



Lower Ground Floor



Ground Floor





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

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