



### **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.



# THORNTON AVENUE, W4

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A well presented 2785 Sq Ft / 259 Sq M, centrally located family house that offers the perfect balance of traditional features and contemporary styling.

The house features a double reception, stunning kitchen/family room, off street parking, five bedrooms (formally six), four bathrooms and a 40' south facing garden that enjoys not being particularly overlooked, as the house is ideally located between gardens on Mayfield and Thornton Avenue.

The accommodation comprises: entrance hallway, dramatic double reception room with high ceiling and feature fireplace (decorative only) divided with bi-folding doors into the library/music room, stunning kitchen/family room (extended and built into the side-return), guest cloakroom, partial basement conversion providing 'hat & coat' storage area, utility room and 13'1 general cool storage room.

## Stairs to First Floor

Master bedroom suite divided as spacious bedroom with extensive fitted wardrobes and elegant bay window leading to large en-suite bathroom (formally bedroom six) with separate walk-in shower and bespoke twin sink feature. The first floor also offers a double bedroom/study and family bathroom.

## Stairs to Second Floor

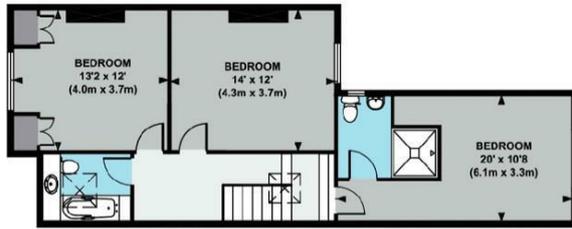
Well appointed guest bedroom suite/au-pair suite with double bedroom and en-suite shower room, two further double bedrooms and a further family bathroom.

The exterior features a 40' South facing garden with decked patio area, off street parking and a covered side return providing bicycle/amenity storage.

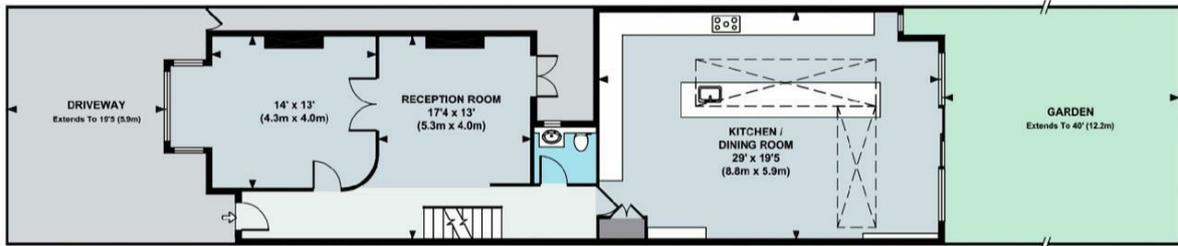
Thornton Avenue is often referenced as the most convenient location in central Chiswick due to its excellent proximity to Chiswick High Road and Turnham Green Terrace that feature a wide variety of boutiques and general shopping, over sixty bistro bars & restaurants and a good selection of transport connections into and out of town.



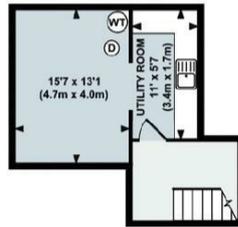




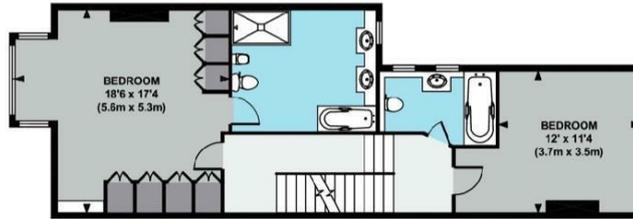
SECOND FLOOR



GROUND FLOOR



BASEMENT



FIRST FLOOR

**APPROX. GROSS INTERNAL FLOOR AREA 2785 SQ FT / 259 SQ M**  
(Includes Basement)

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

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