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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.



# BURNABY GARDENS, W4

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A well presented, 2310 Sq Ft / 214 Sq M, five bedroom, three bathroom family home that offers the perfect blend of period features and contemporary living, situated on one of Chiswick's most desirable residential family streets.

The house features a light and airy 29' double reception with 3m ceiling height, 24' kitchen/dining room, utility room, cellar, three bathrooms and lawned west facing family garden.

The complete accommodation comprises:

## Basement

16'1 cellar with reduced ceiling height (storage only)

## Ground Floor

Entrance hallway, guest cloakroom, 29'2 double aspect reception room with feature bay window and fireplace, 24'7 kitchen/dining leading to west facing garden divided as kitchen area, family area and dining area overlooking garden. Utility room leading to outdoor dining area.

## Stairs to First Floor

15'2 Master bedroom with feature bay window and contemporary well appointed en-suite shower room, 13'7 bedroom with built-in cupboards, further 11'9 bedroom (overlooking garden) with built-in cupboards, well appointed family bathroom.

## Stairs to Second Floor (Top Floor)

16'7 bedroom with eaves storage, 10'8 bedroom (overlooking garden) with built-in cupboards, guest shower room. Please note that the 14' eaves storage room will not be available for tenants use.

## Gardens

The house enjoys a 19'10 east facing front garden and lawned west facing garden with secluded outdoor dining area and a secure, covered side return (bicycle storage).

## Location

Burnaby Gardens is located in the heart of Chiswick's most popular family area known as Grove Park. The area offers excellent access to amenities including: local riverside pubs & restaurants, fitness & health clubs, local shopping, a good selection of private and state primary and secondary schools combines with excellent transport connections into and out of town.





# Burnaby Gardens, W4

Approximate gross internal area

214.60 sq m / 2310 sq ft

(Including Eaves Storage & Excluding Side Return)

Key :  
CH - Ceiling Height



First Floor

Eaves Storage

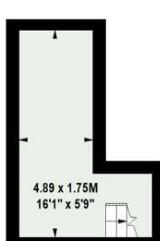
18.12 sq m / 195 sq ft

Side Return

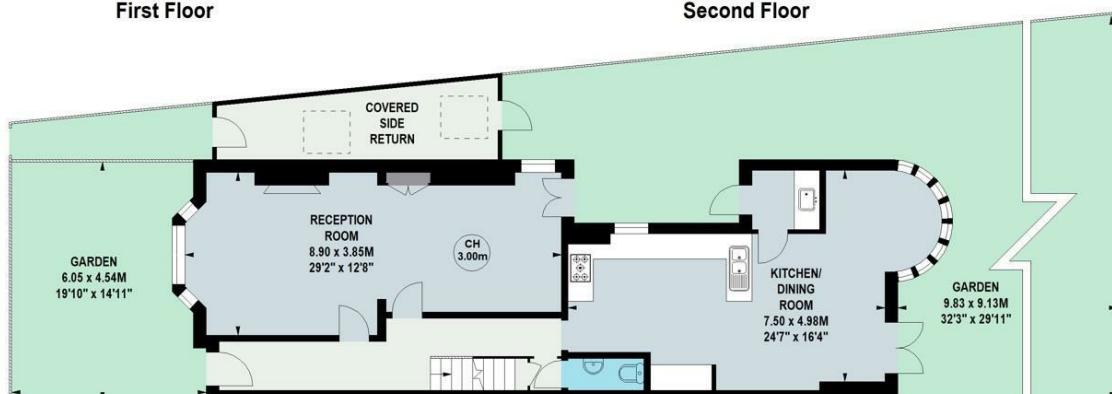
10.68 sq m / 115 sq ft



Second Floor

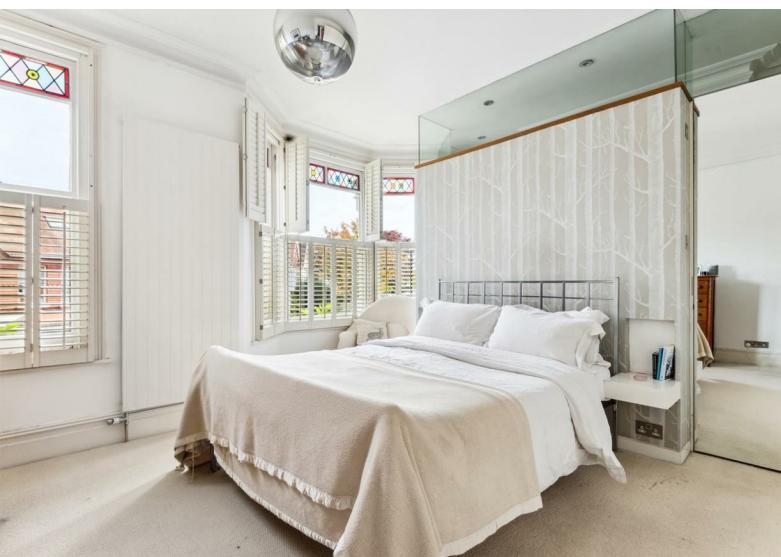


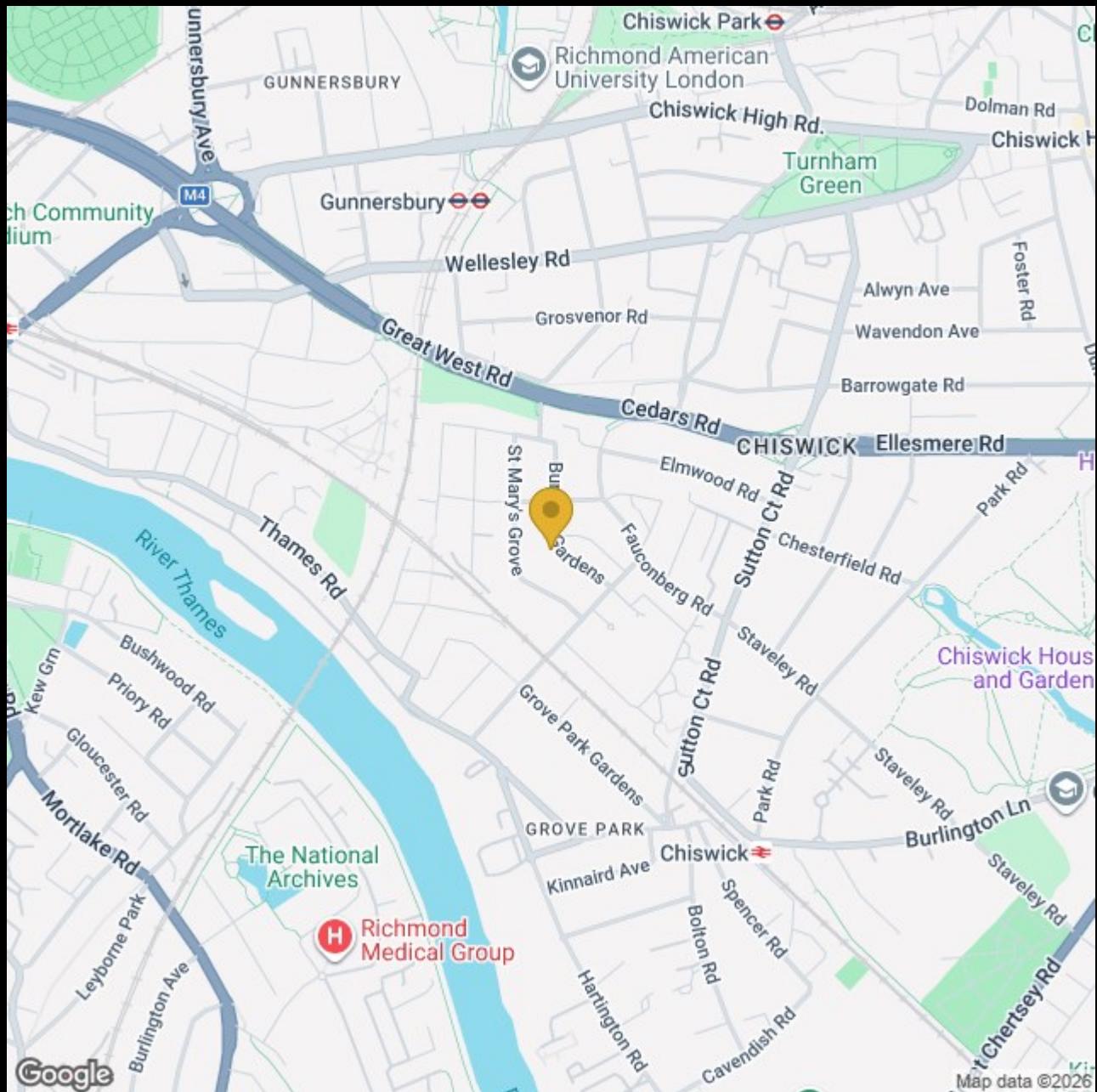
Cellar



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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