





### **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.



# ADMIRALTY WAY, TW11

---

A well presented, 927 Sq Ft / 86 Sq M, three bedroom semi-detached house located within a highly desirable private development on the boundary of Bushy Park. The property features a 16' reception room overlooking a beautiful lawned garden, two bathrooms, two dedicated parking spaces and a large loft with potential to develop (STUC).

The accommodation comprises:

#### Ground Floor

Entrance hallway, guest cloakroom, 16' reception room with feature fireplace, large under-stairs storage cupboard and double doors leading to garden. 14'7 kitchen/dining room with fully integrated kitchen and dining area within the feature bay window.

#### Stairs to First Floor

Master bedroom with built-in wardrobe and en-suite shower room with further storage cupboard. 9'10 bedroom overlooking garden, further 10'2 bedroom overlooking garden (currently used as a dressing room with fully built-in wardrobes) and a well appointed family bathroom.

#### Loft

The property features a large storage loft (accessed via ladder) that offers the potential to develop into a further bedroom/living space. This development would be subject to the usual consents. A planning precedent has been established within the development.

#### Gardens & Parking

The property features a well stocked planted front garden, two dedicated parking spaces, side access leading to a beautifully presented rear garden with feature patio area, lawn and concealed storage/bicycle shed.

#### Location

Admiralty Way is a highly desirable private development located within minutes of London's second largest Royal Park (Bushy Park), providing almost immediate access to horse riding, cycle tracks, dog walking, jogging or just walking. The property also enjoys the amenities of central Teddington and good transport links into Kingston and central London.

#### Notice

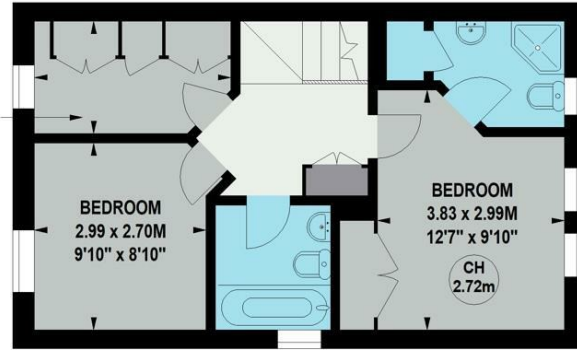
Under Section 21 of The Estate Agents Act 1979 the Directors of Harpers of Chiswick (Harper Finn Limited) are declaring a 'Personal Interest' in this sale. Please contact us for full disclosure.





**Admiralty Way,  
Teddington, TW11**  
Approximate gross internal area  
86.12 sq m / 927 sq ft

BEDROOM  
3.10 x 1.86M  
10'2" x 6'1"



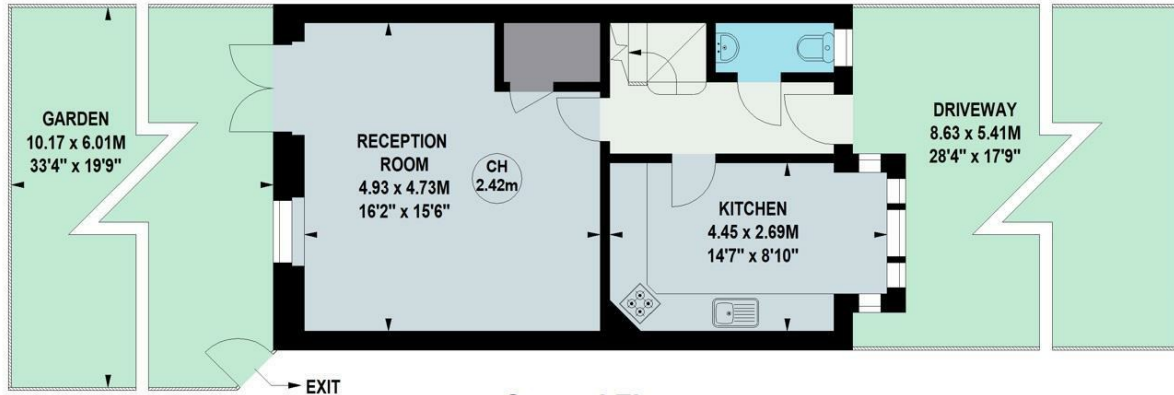
BEDROOM  
2.99 x 2.70M  
9'10" x 8'10"

BEDROOM  
3.83 x 2.99M  
12'7" x 9'10"

CH  
2.72m

**First Floor**

Key :  
CH - Ceiling Height



GARDEN  
10.17 x 6.01M  
33'4" x 19'9"

RECEPTION  
ROOM  
4.93 x 4.73M  
16'2" x 15'6"

CH  
2.42m

KITCHEN  
4.45 x 2.69M  
14'7" x 8'10"

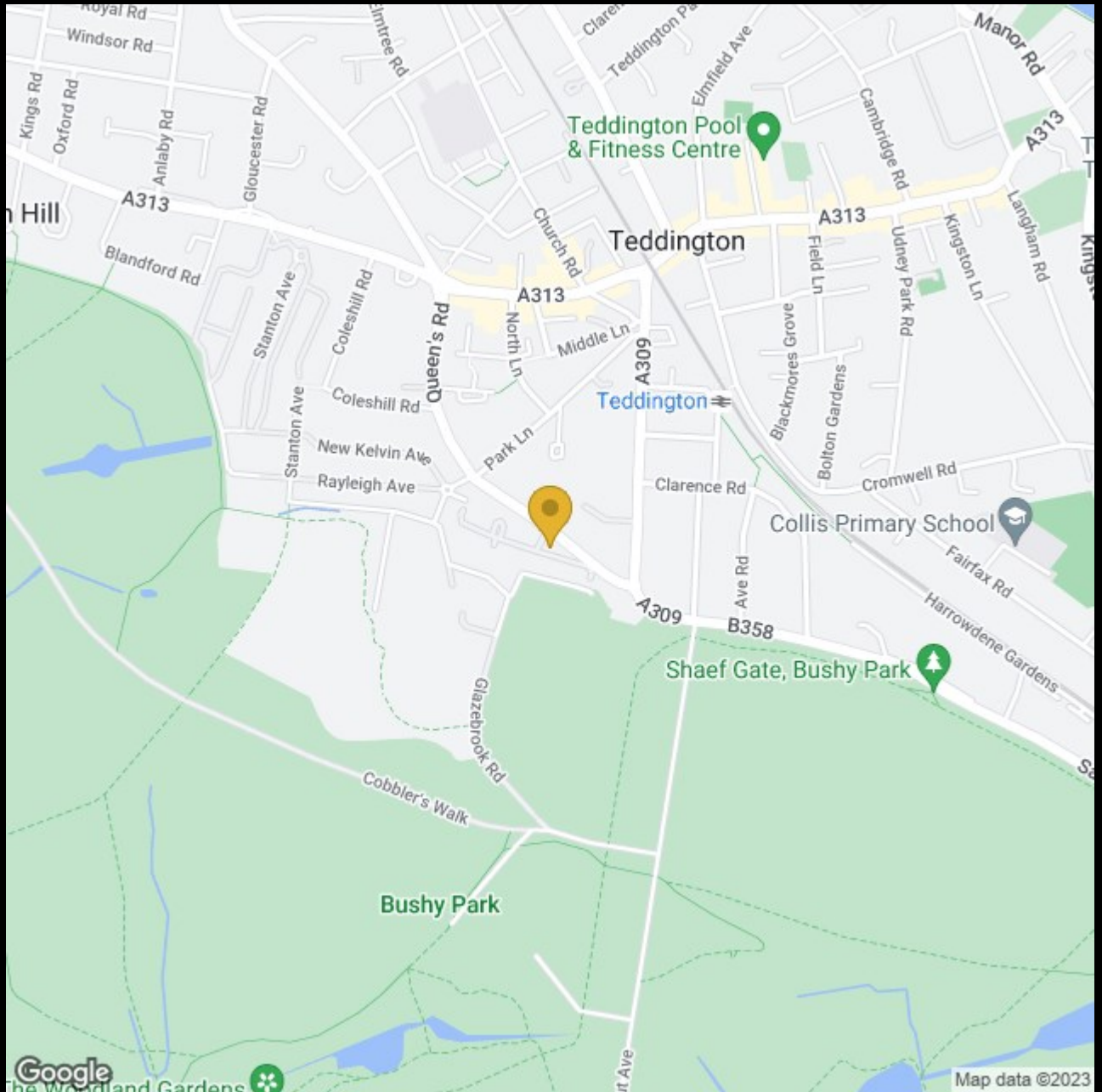
DRIVEWAY  
8.63 x 5.41M  
28'4" x 17'9"

EXIT

**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







+44 (0) 20 8995 2030  
enquiries@harpersofchiswick.com  
www.harpersofchiswick.com

[www.twitter.com/HarpersChiswick](http://www.twitter.com/HarpersChiswick)  
[www.facebook.com/harpersofchiswick](http://www.facebook.com/harpersofchiswick)  
[www.instagram.com/harpersofchiswick/](http://www.instagram.com/harpersofchiswick/)  
[www.pinterest.co.uk/harpersofchiswick/](http://www.pinterest.co.uk/harpersofchiswick/)