



### **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.



# CROFTON AVENUE, W4

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A well presented, 1929 Sq Ft / 179 Sq M, four bedroom semi-detached family home with potential to further develop (subject to usual consents), located at the secluded end of a private residential cul-de-sac. The house features a 22'3 reception room, conservatory, 58' southeast facing lawned garden, three bathrooms, home office/playroom, large front garden and off street parking for two cars.

The complete accommodation comprises: entrance hallway, guest cloakroom, coat cupboard, garage (converted to home office/playroom and bicycle storage area), recently refurbished kitchen/breakfast room, 22'3 reception room with feature fireplace leading to conservatory with views over 58' southeast facing lawned family garden.

Stairs to first floor

Master bedroom suite divided as 13'2 master bedroom with viewing over garden, walk-in wardrobes and recently replaced luxury en-suite bathroom. Further 13'2 double bedroom, recently replaced family bathroom and 9'4 bedroom with double doors to ornamental balcony.

Stairs to second floor (top floor)

Guest bedroom suite with en-suite shower room, large loft storage. The loft storage has been converted to additional accommodation in a similar property within the same development. Once completed th property becomes five bedrooms.

Gardens: The property features one of the largest gardens in the development with a 58' southeast facing lawned rear garden and large front garden with secluded patio area and storage shed.

Crofton Avenue is quite cul-de-sac within an exclusive award winning private development in the area of Chiswick known as Grove Park. The area offers a wide selection of amenities including Chiswick House & Gardens, local restaurants and bistro pubs, sports & health clubs and excellent transport connections into and out of town including Chiswick BR Station.



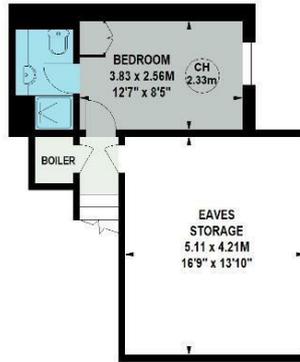


## Crofton Avenue, W4

Approximate gross internal area  
179.20 sq m / 1929 sq ft  
(Including Eaves Storage)  
Eaves Storage  
21.46 sq m / 231 sq ft



Key :  
CH - Ceiling Height



Second Floor



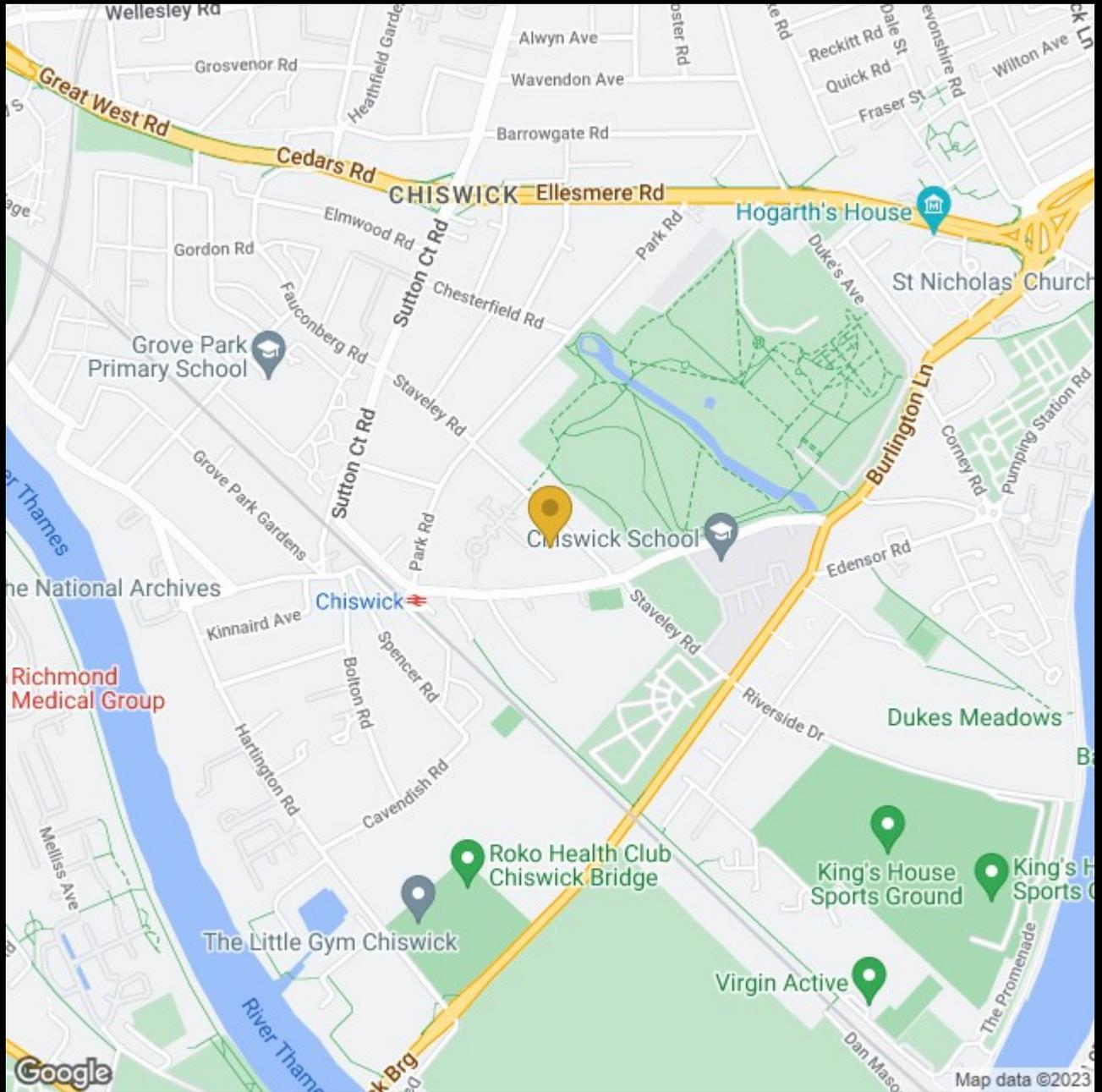
First Floor



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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