





### **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.



## GERALDINE ROAD, W4

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A newly refurbished, 1091 Sq Ft / 101 Sq M, three bedroom family home that features a 24'6 reception room, newly installed 14'8 kitchen/breakfast room and private patio garden.

The property is offered unfurnished and comprises: entrance hallway, 24'6 reception room with feature fireplace and bay window, fully fitted 14'8 kitchen/breakfast room with double doors to charming patio garden with rear access.

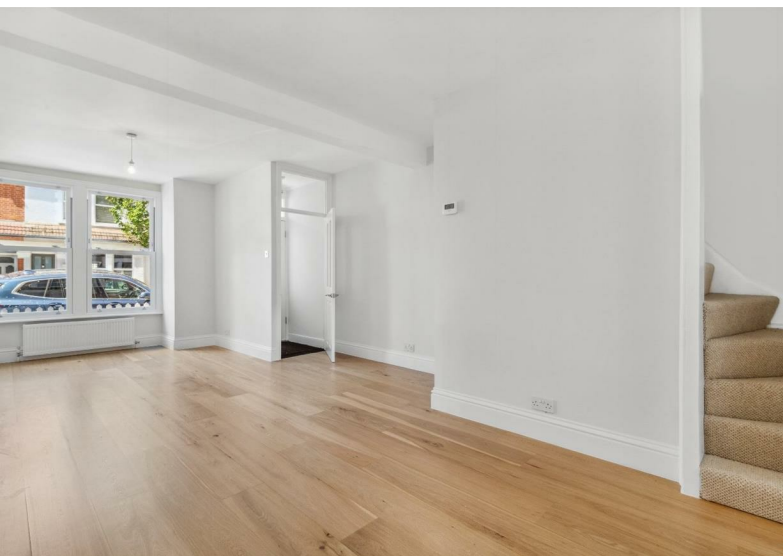
Stairs (with storage cupboard under) to first floor

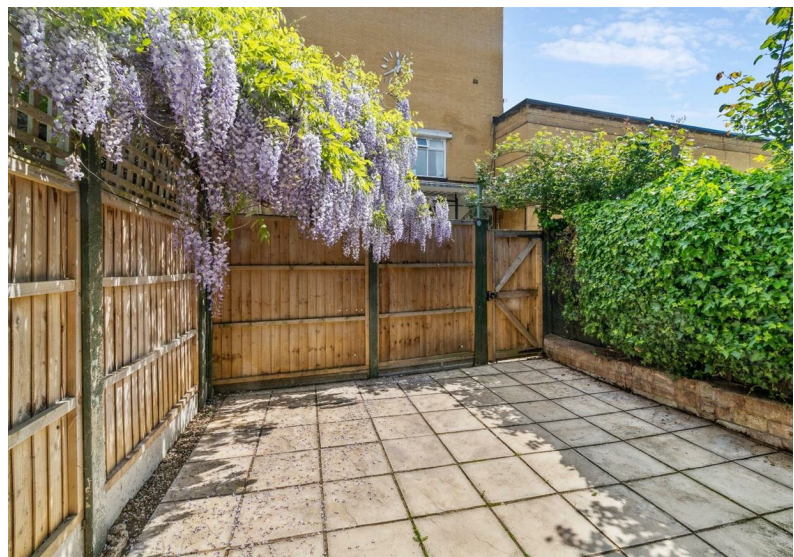
13'11 bedroom with built-in wardrobe and storage, further 11'2 bedroom with built-in double wardrobe, well appointed family bathroom with separate shower cubicle.

Stairs to second (top) floor

15' dual aspect bedroom with en-suite cloakroom and eaves storage.

Geraldine Road is located within a popular area of Chiswick known as Strand on the Green. The area offers fabulous riverside walks, local shopping, good transport connections, riverside pubs and restaurants, sports & fitness clubs and is located within 200 metres of the highly desirable Strand on the Green Infant, Nursery and Junior schools.





# Geraldine Road, W4 3PA

Approximate gross internal area

101.35 sq m / 1091 sq ft

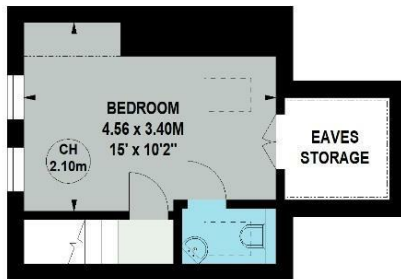
(Including Eaves Storage)

Eaves Storage Area

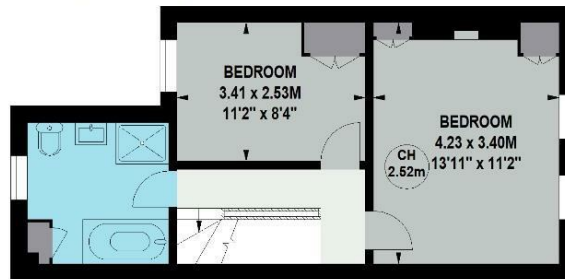
3.53 sq m / 38 sq ft



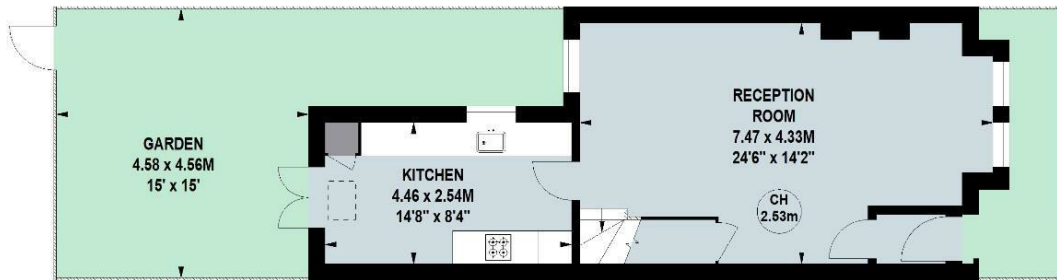
Key :  
CH - Ceiling Height



Second Floor



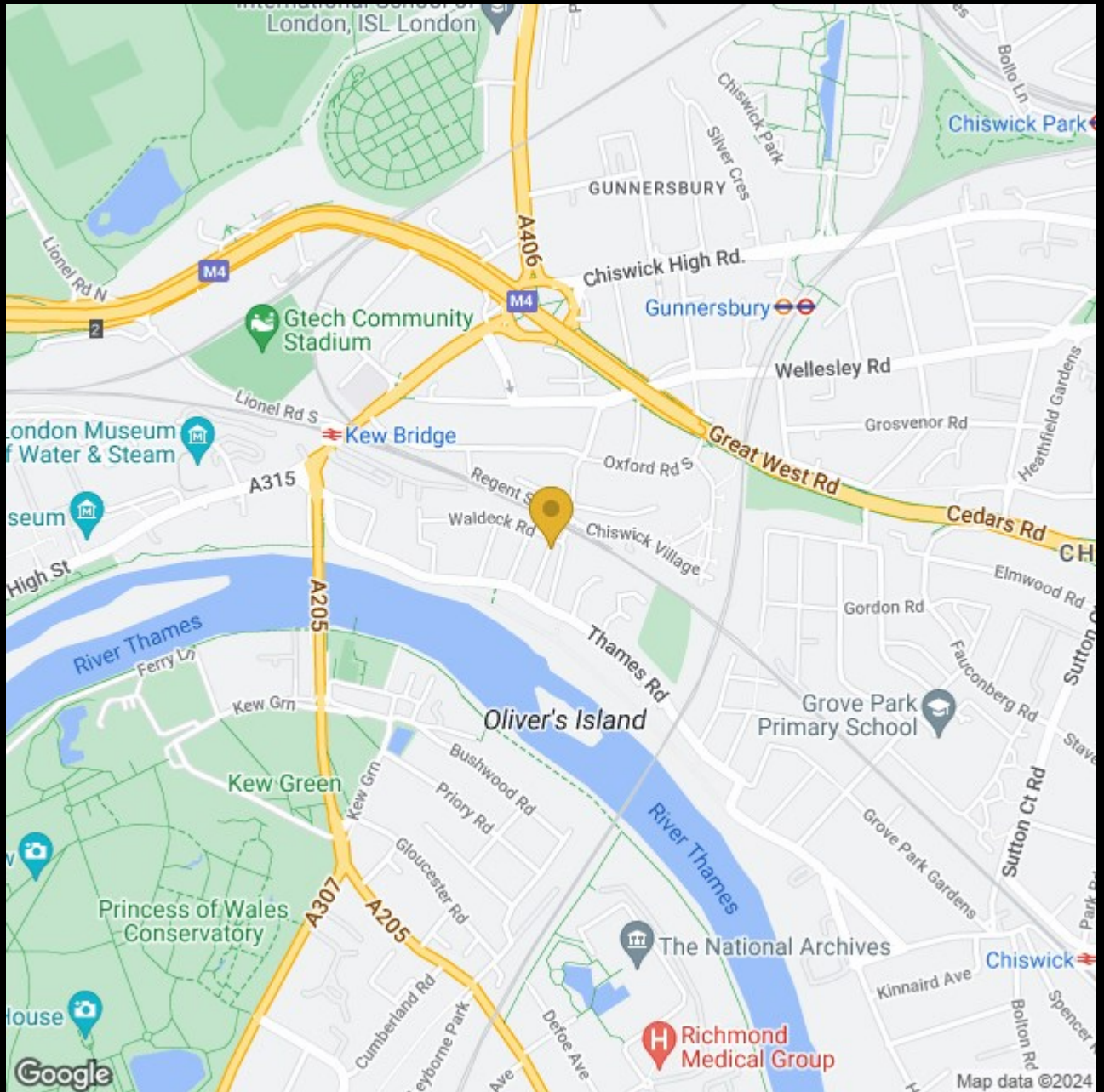
First Floor



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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