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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.



# AIREDALE AVENUE, W4

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Relisted on 11/9/2023 - A beautifully presented, 2355 Sq Ft (219 Sq M), five bedroom family home that is located on one of Chiswick's most desirable residential streets that features wonderful entertaining space, a spacious kitchen/dining room and generous family garden.

The ground floor perfectly suits modern living with a collection of spacious, light and airy rooms that flow harmoniously for everyday life and entertaining, comprising a formal reception room with feature fireplace, cosy family/tv room leading to well proportioned kitchen/dining room that overlooks the lawned garden.

To further enhance practical living the house also offers a basement utility room and guest cloakroom.

The first floor is designed to provide the maximum sense of luxury for the master suite offering a delightful master bedroom, dressing room and spacious en-suite bathroom. The first floor also offers ideal guest accommodation with a charming bedroom overlooking the garden and well appointed shower room.

On the second floor the house offers three good size bedrooms, one of which makes an ideal home office, some eaves storage and a large, bright family bathroom.

The garden extends to 46' (14m) and combines a lawn suitable for family enjoyment combined with a patio area that compliments the flow of the house for entertaining.

The house was subject to a 'bare brick' refurbishment in 2009 and has been well maintained and enhanced by the current owners.

Airedale Avenue is situated off Chiswick High Road thus offering excellent access to the wide array of amenities that Chiswick offers combined with easy transport access into town and out to Heathrow and the west country.





Approx Gross Internal Area 219 Sq M - 2,355 Sq Ft  
(Includes basement and storage)

**Ground Floor**  
Approx. 73.5 sq. metres (790.8 sq. feet)

**Basement**  
Approx. 15.6 sq. metres (167.6 sq. feet)



Rear garden 14m x 6.75 (46' x 22')

**Kitchen/Dining Room**

5.48m x 5.50m  
(18' x 18'1")

**Reception**

3.46m x 3.36m  
(11'4" x 11')

**Reception**

5.12m (16'9") max  
x 3.87m (12'8")

**First Floor**

Approx. 67.9 sq. metres (731.2 sq. feet)

**Bedroom**

3.88m (12'9") max  
x 3.57m (11'9")

**Dressing Room**

**Bedroom**

5.21m x 5.51m  
(17'1" x 18'1")

**Second Floor**  
Approx. 61.8 sq. metres (665.7 sq. feet)

**Bedroom**

3.46m x 3.54m  
(11'4" x 11'7")

**Hall**

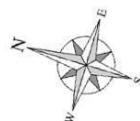
**Bedroom**

3.77m x 3.48m  
(12'4" x 11'4")

**Bedroom**

2.54m x 5.26m  
(8'4" x 17'3")

**Under eaves storage**

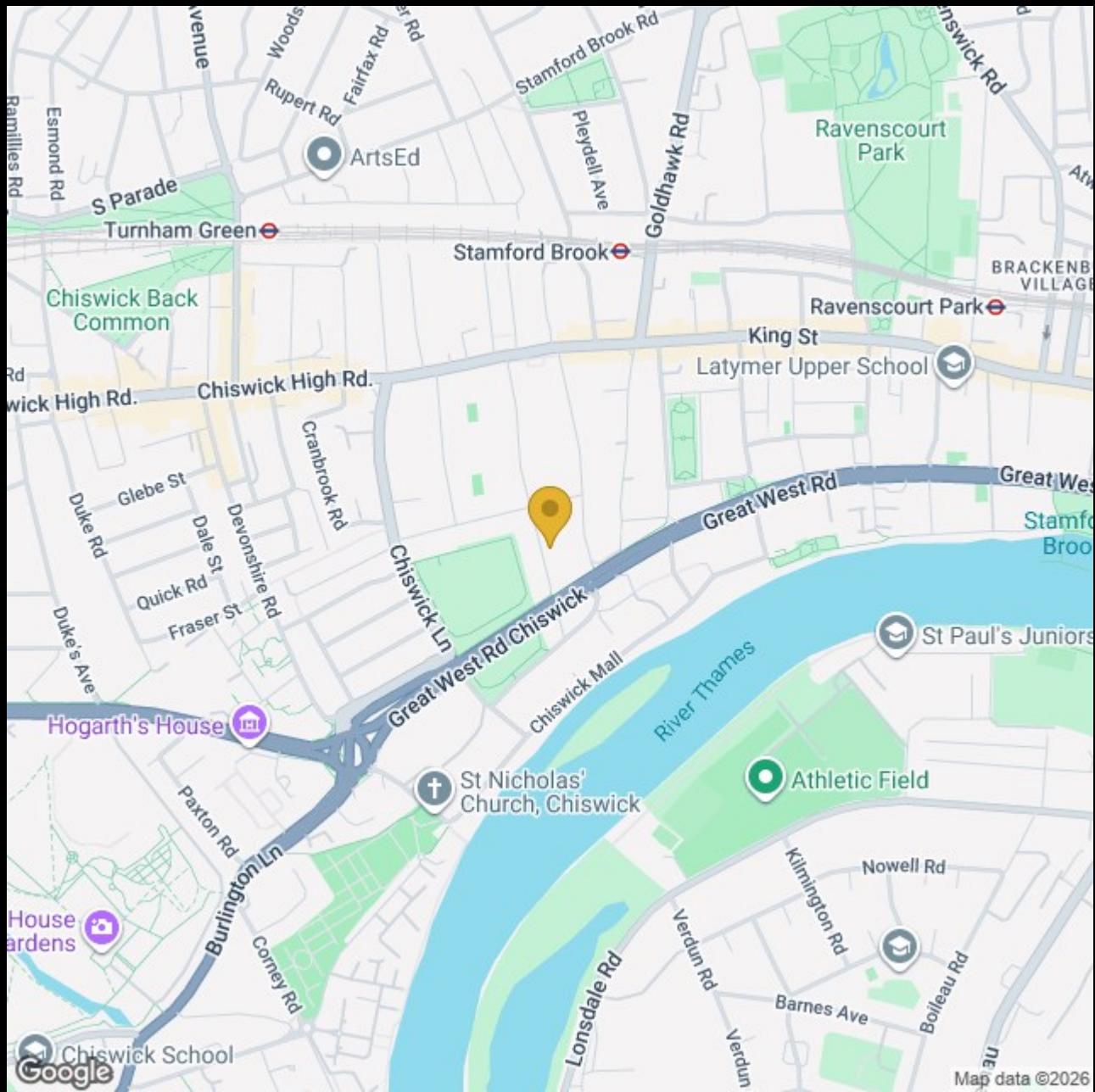


Front garden 6.5m x 3.8m (21' x 12' 5")



The plan is for illustrative purposes only and should be used as such.





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