



### **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.



## ACTON LANE, W4

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A stylish and practical, 878 Sq Ft / 81.5 Sq M, three bedroom / two bathroom apartment that is arranged over the first and top floors of a recently fully refurbished period property, located in central Chiswick. The apartment is currently being enjoyed as a luxury two bedroom / two reception room apartment but functions equally well as a three bedroom property for the rental investment market. The apartment offers an excellent blend of contemporary elegance with traditional proportions.

The complete accommodation comprises:

Communal stairway to first floor entrance door.

Entrance hallway with bespoke under-stairs storage cupboards leading to 19'4 reception room with dramatic four sash window bay and front facade. Recently refurbished fully fitted contemporary kitchen, 12'3 guest bedroom (currently used as additional reception room), further bedroom/study and well appointed guest bathroom.

Stairs to Top Floor.

19'6 Dual aspect master bedroom suite comprising bedroom with extensive eaves storage and modern en-suite shower room.

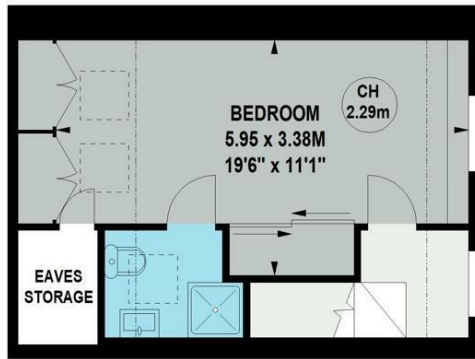
The apartment is located within easy reach of a wide selection of local amenities including: award winning bistro bars & restaurants, open parkland, shopping on Chiswick High Road and excellent transport connections into and out of town.











## Acton Lane, W4

Approximate gross internal area

**81.57 sq m / 878 sq ft**

**(Including Eaves Storage)**

**Eaves Storage**

**1.86 sq m / 20 sq ft**

### Second Floor

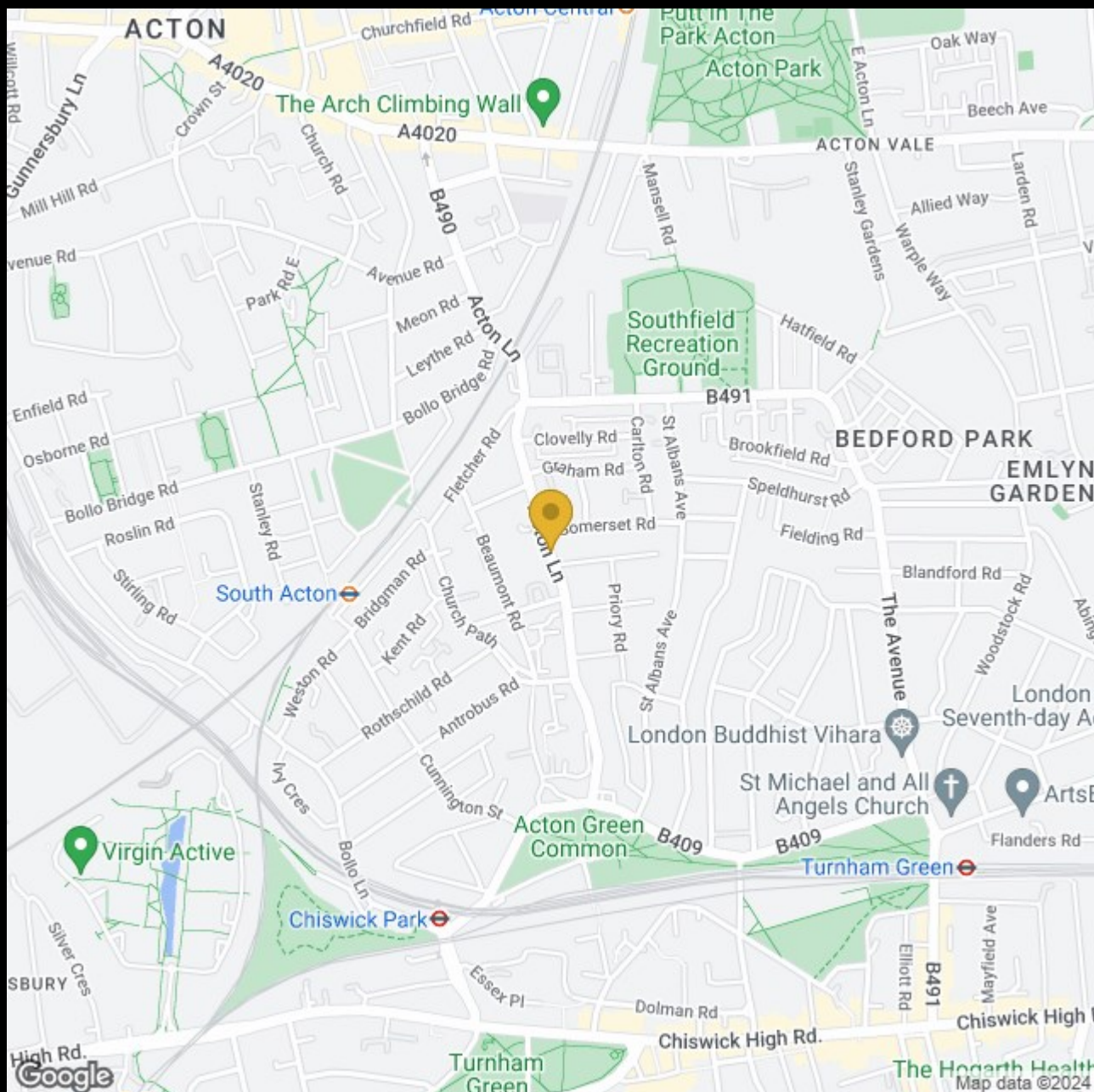


### First Floor

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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