





### **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.



## LAWFORD ROAD, W4

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An immaculate and newly refurbished, 1539 Sq Ft / 142 Sq M, three bedroom/two bathroom family house with south facing paved garden, garage and off-street parking. The property is located within the very popular area of Chiswick known as Grove Park.

The property comprises: Front door to entrance hallway, leading to guest cloakroom, utility room, garage and south facing spacious kitchen/family room overlooking private garden.

Stairs to First Floor

Bright double reception room, bedroom and family bathroom.

Stairs to Top Floor (Second)

Master bedroom with en-suite shower room and further bedroom.

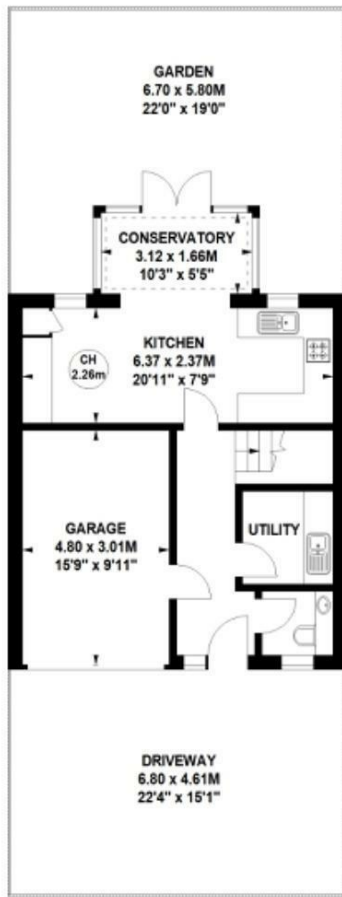
Lawford Road is located in a residential street in Grove Park, with good local amenities and schools. It is a short stroll away from the open space of Chiswick House, Chiswick Station (mainline to Waterloo) and the river. Local bus routes provide quick access to Chiswick High Road, with its excellent range of shops, bars and restaurants.

Pets might be permitted on a case by case basis and are subject to a specific pet clause in the tenancy agreement.





**Braid Court,  
Lawford Road, W4**  
Approximate Gross Internal Area  
142.97 sq m / 1539 sq ft



**Ground Floor**

Key :  
CH - Ceiling Height



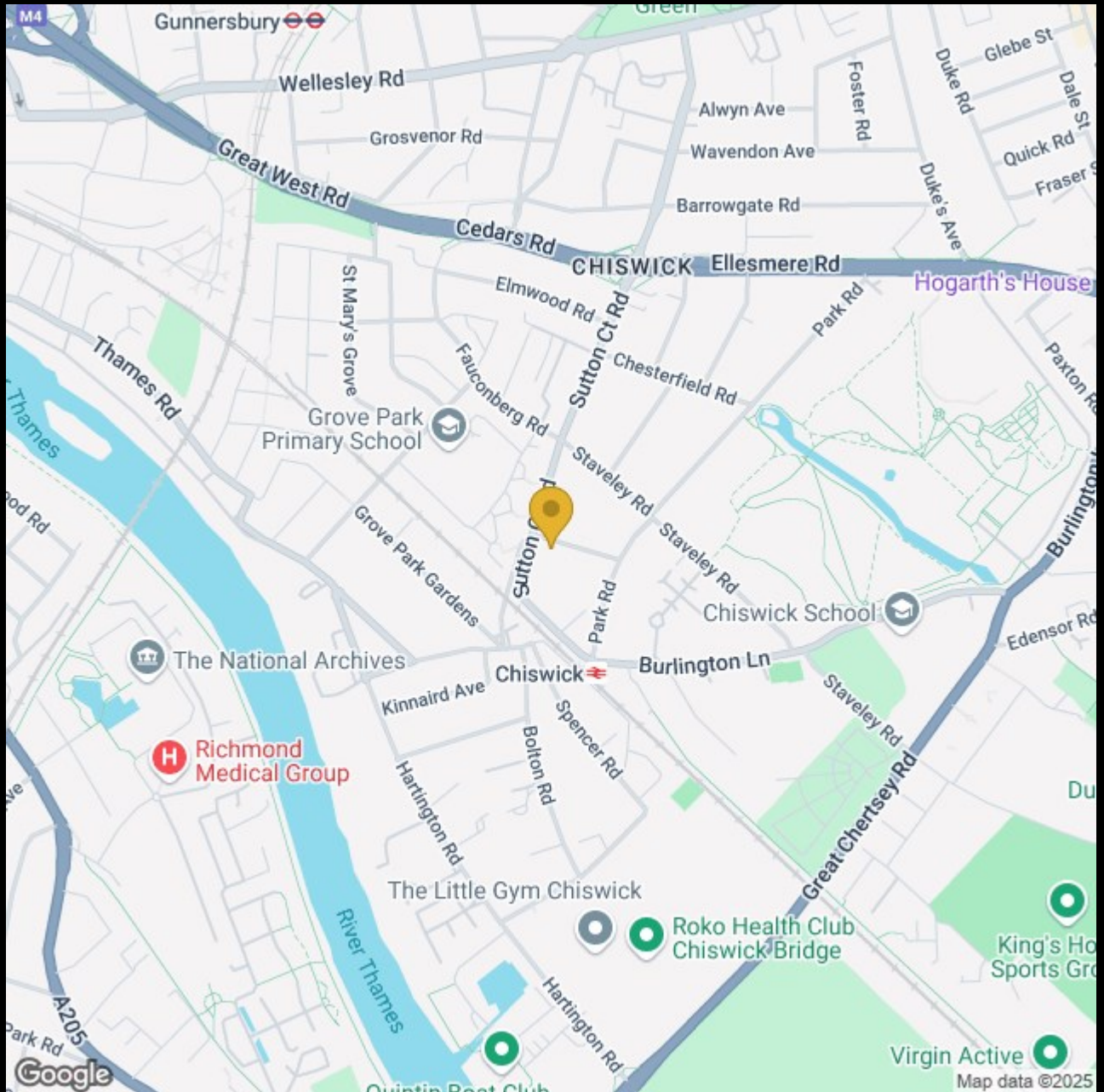
**First Floor**



**Second 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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