





### **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.





## ELMWOOD ROAD, W4

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A well presented and spacious, 2126 Sq Ft / 197 Sq M, five bedroom + en-suite dressing room / three bathroom family home set within a popular residential area of Chiswick. The house features excellent entertaining space, good family accommodation and no forward purchase chain.

The complete accommodation comprises: spacious entrance hallway with storage cupboards, 14'4 reception room with feature bay window, stunning 24'5 kitchen/family room with fully fitted high quality kitchen overlooking recently landscaped garden, utility room and guest cloakroom.

Stairs to first floor.

Master bedroom suite comprising: 14'1 bedroom with feature bay window; 11'1 dressing room/nursery and designer en-suite shower room. 14'2 bedroom with built-in wardrobes, 9'5 bedroom and well appointed family bathroom.

Stairs to top floor (Second)

12'4 bedroom with Velux windows and ample eaves storage leading to 8' boiler room/store, further 11'5 bedroom with built-in wardrobes, guest shower room and further eaves storage.

The rear garden provides ample space for outdoor entertaining and features an artificial lawn.

Elmwood Road is a very popular residential street in an area of Chiswick known as Grove Park. The area is highly regarded by locals due to its proximity to local bistros and shopping at Fauconberg Village combined with more extensive facilities on Chiswick High Road. The area also offers a good selection of excellent schools, Chiswick House & Gardens, numerous sports & fitness clubs combined with good transport connections into and out of town.

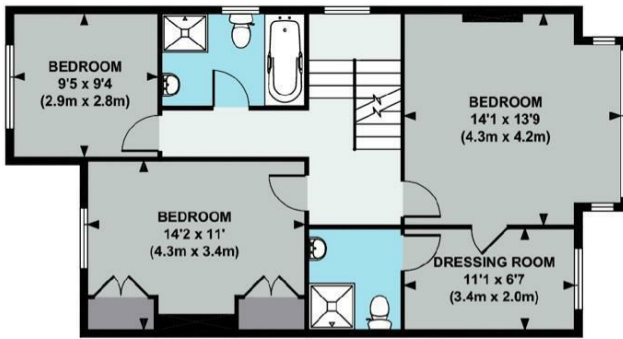




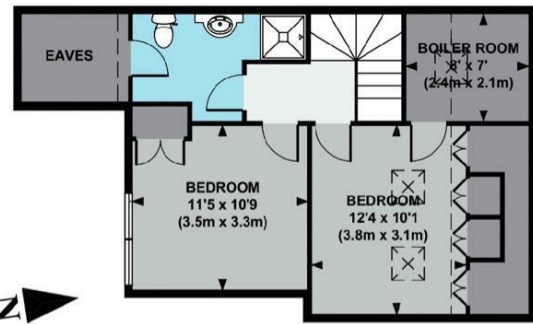




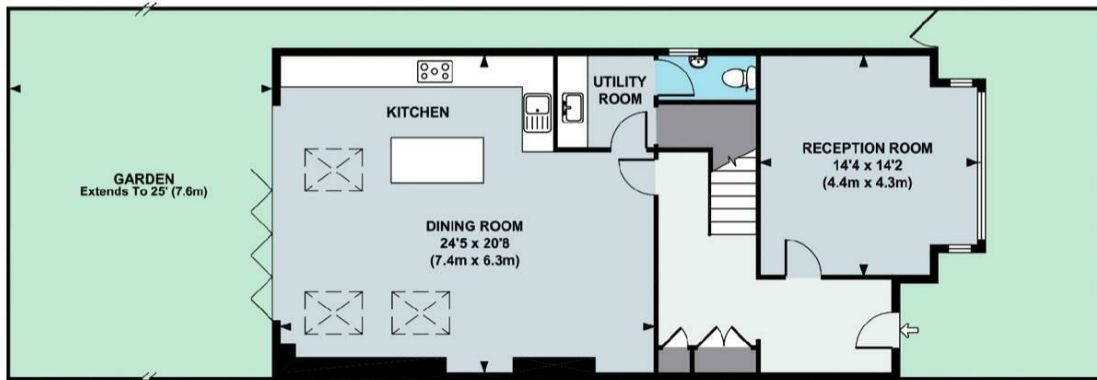




FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

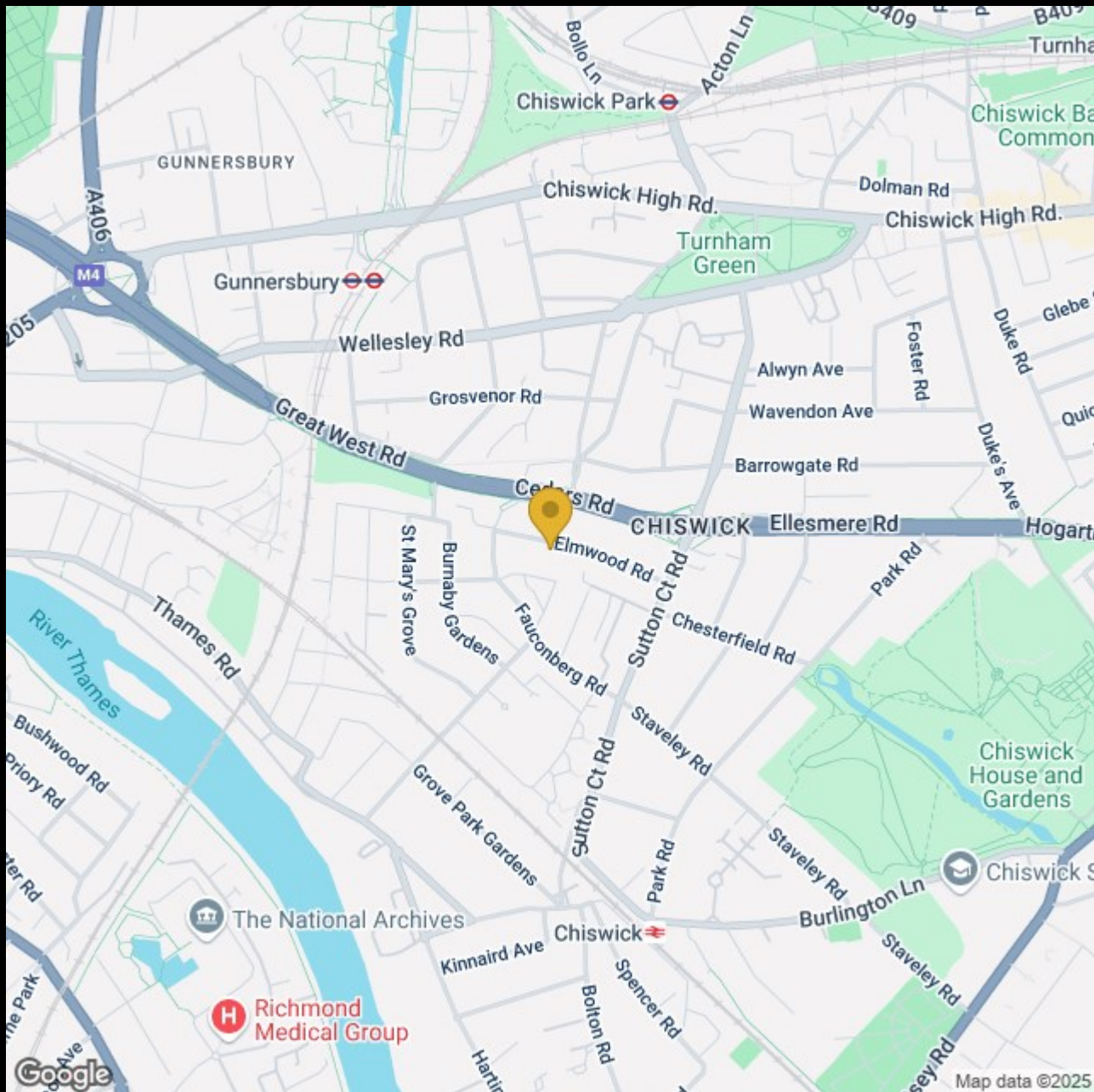
**APPROX. GROSS INTERNAL FLOOR AREA 2126 SQ FT / 197 SQ M (INCLUDES REDUCED HEIGHT AREAS)**

**APPROX. GROSS INTERNAL FLOOR AREA 1988 SQ FT / 185 SQ M (EXCLUDES REDUCED HEIGHT AREAS)**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential), © Red i 2021

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