



### **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.



## CLEVELAND AVENUE, W4

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A spacious and well presented, 1196 Sq Ft / 111 Sq M, four bedroom, two bathroom, first and second floor maisonette that features four good sized bedrooms, study/tv room and a 14'9 kitchen/dining room located in a central Chiswick location.

The accommodation comprises: private front door with stairs to first floor landing. 14'5 bedroom with feature wooden floor and fireplace. 14'9 dual aspect kitchen/dining room with feature wooden floor and modern fitted kitchen. 15'7 first floor bedroom, 9'4 first floor study/tv room with fitted cupboard, first floor bathroom.

Stairs to second floor (top) 13'4 bedroom, further 22'2(13'4 usable space) bedroom with velux windows and double doors to 8'7 reduced height storage room. The second floor also enjoys a shower room.

Cleveland Avenue is a highly regarded residential street due to its proximity to the facilities on Chiswick High Road and King Street which include numerous bars & restaurants, The Hogarth Health & Fitness Centre, boutique and high street shopping combined with excellent transport connections into and out of town.

As well as suitable for a single family/couple, the property is compliant for sharers.

Offered furnished (beds, drawers, desks & sofas) but the images shown have been digitally staged and the contents are not included in the tenancy.

No pets.

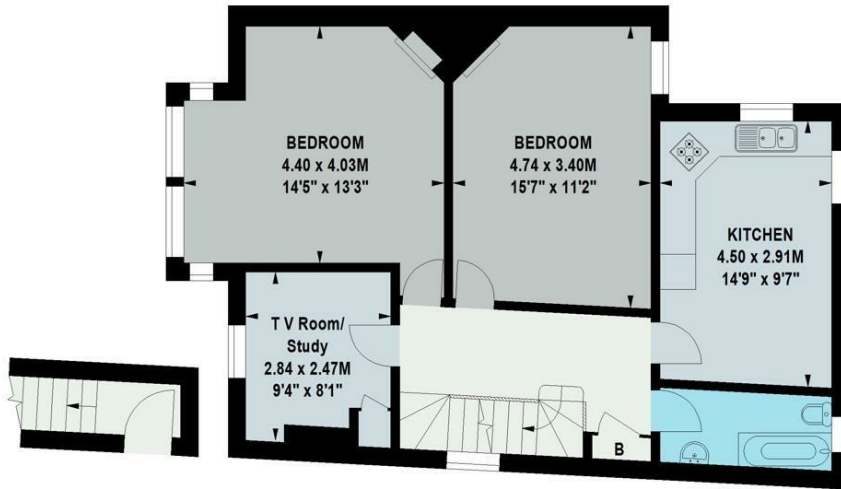




# Cleveland Avenue, W4

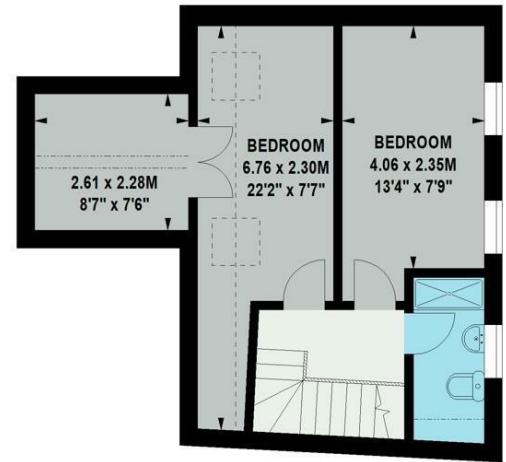
Approximate gross internal area  
111.11 sq m / 1196 sq ft

Key :  
CH - Ceiling Height



**Ground Floor**  
Entrance

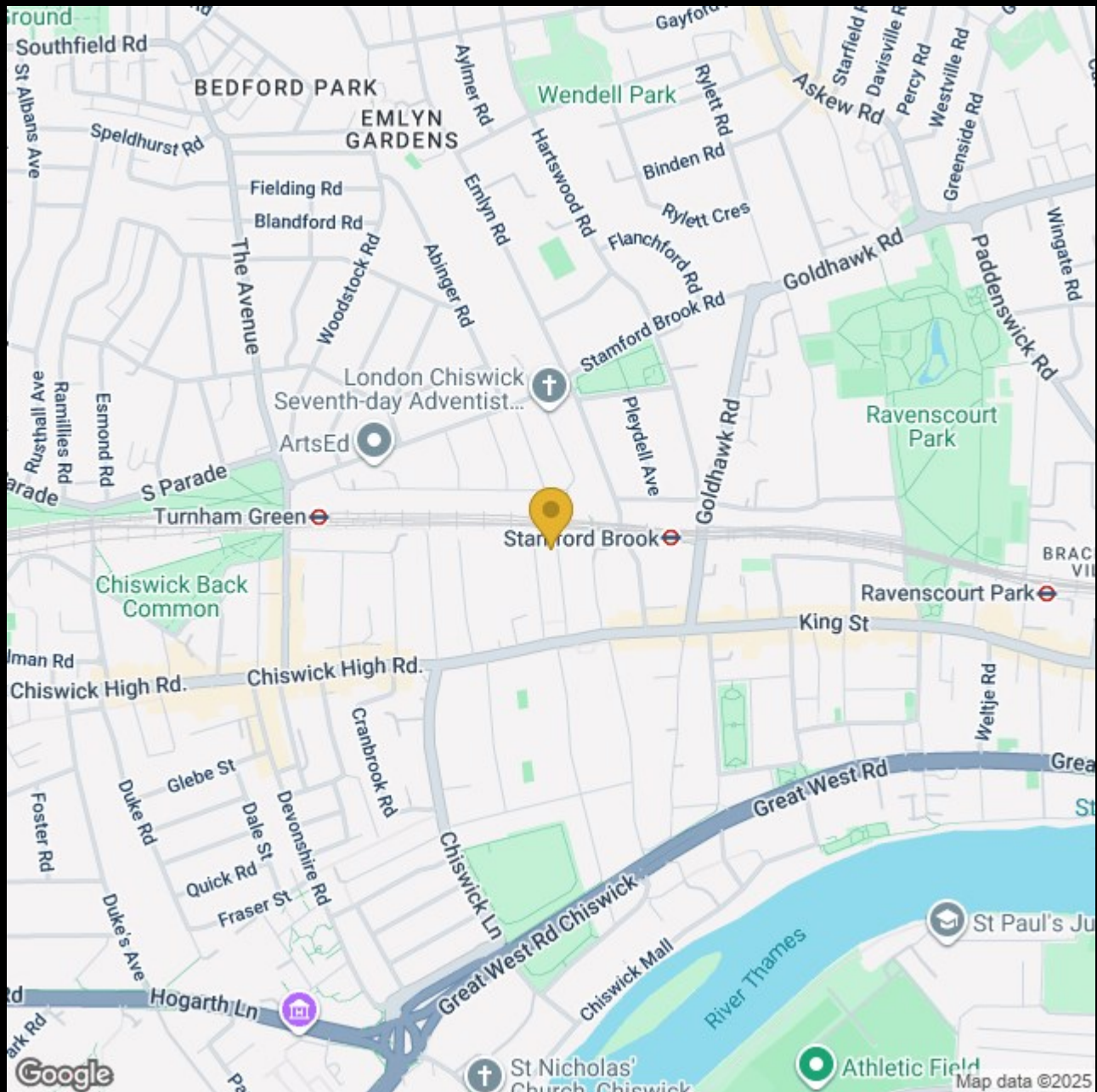
**First Floor**



**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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