



### **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.



## BEAUMONT ROAD, W4

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A spacious, 978 Sq Ft / 90 Sq M, three bedroom first and second floor apartment that features a light and airy reception room, 15' kitchen/dining room with feature orangery lantern and direct access to a patio and lawned garden.

The complete accommodation comprises:

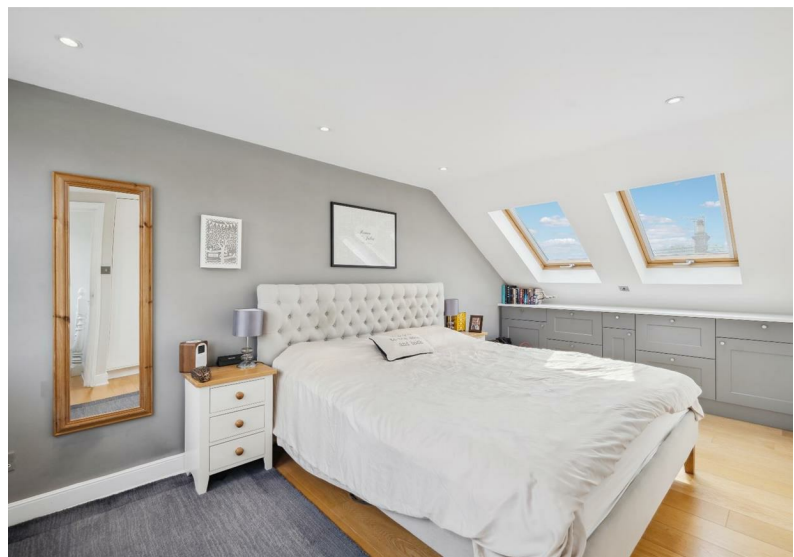
Ground floor entrance with stairs up to entrance hallway. 16' reception room with three sash windows and built-in alcove bookcases. 11'8" guest bedroom with built-in wardrobes. 15' kitchen/dining room with fully fitted kitchen, feature orangery style overhead glass lantern. Inner hallway with staircase leading to garden and access to contemporary family bathroom and bedroom/study with built-in wardrobe and cupboard.

Stairs to second/top floor. 17'2" master bedroom suite comprising, dual aspect master bedroom with bespoke carpentry built in alcoves. Well appointed en-suite shower room.

The property features a 64' garden that is divided between patio/bbq area natural lawn. The garden is accessed via private staircase but also features ground floor access.

Beaumont Road is located within an area of Chiswick known as Chiswick Park which is well known for its numerous amenities including Chiswick Business Park, a variety of award winning pubs and bistro bars, good shopping on Chiswick High Road and excellent transport connections into and out of town.





## Beaumont Road, W4

Approximate gross internal area  
90.86 sq m / 978 sq ft

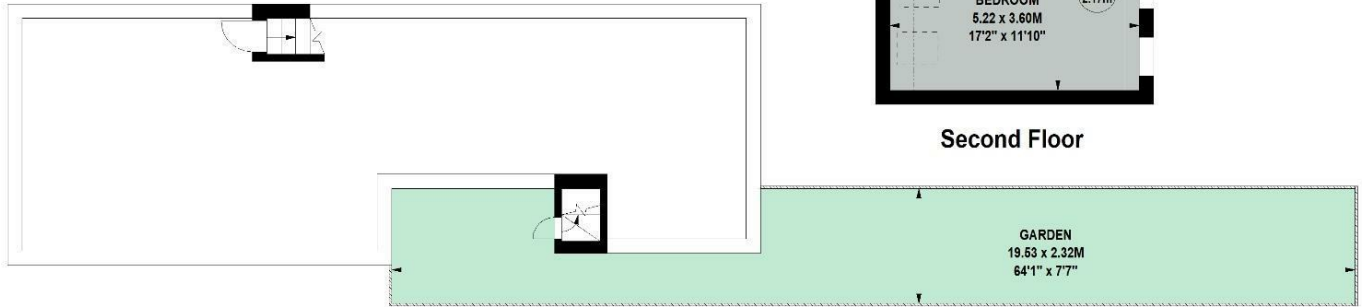


First Floor

Key :  
CH - Ceiling Height

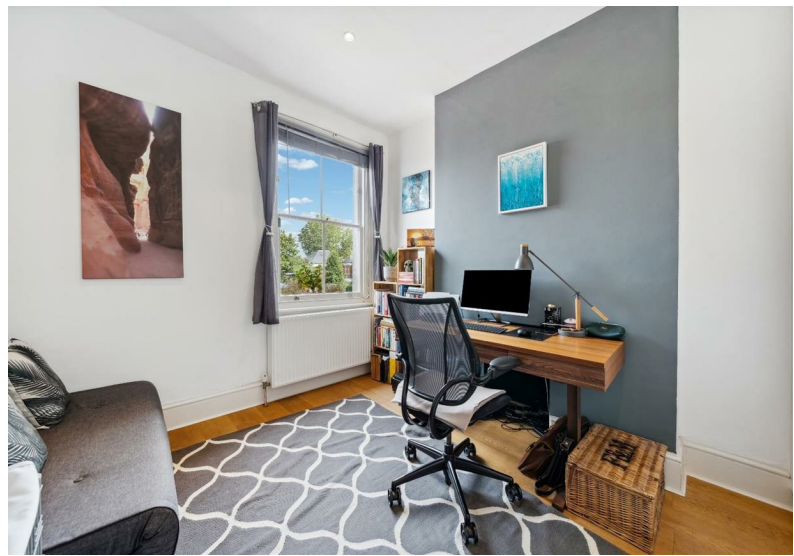


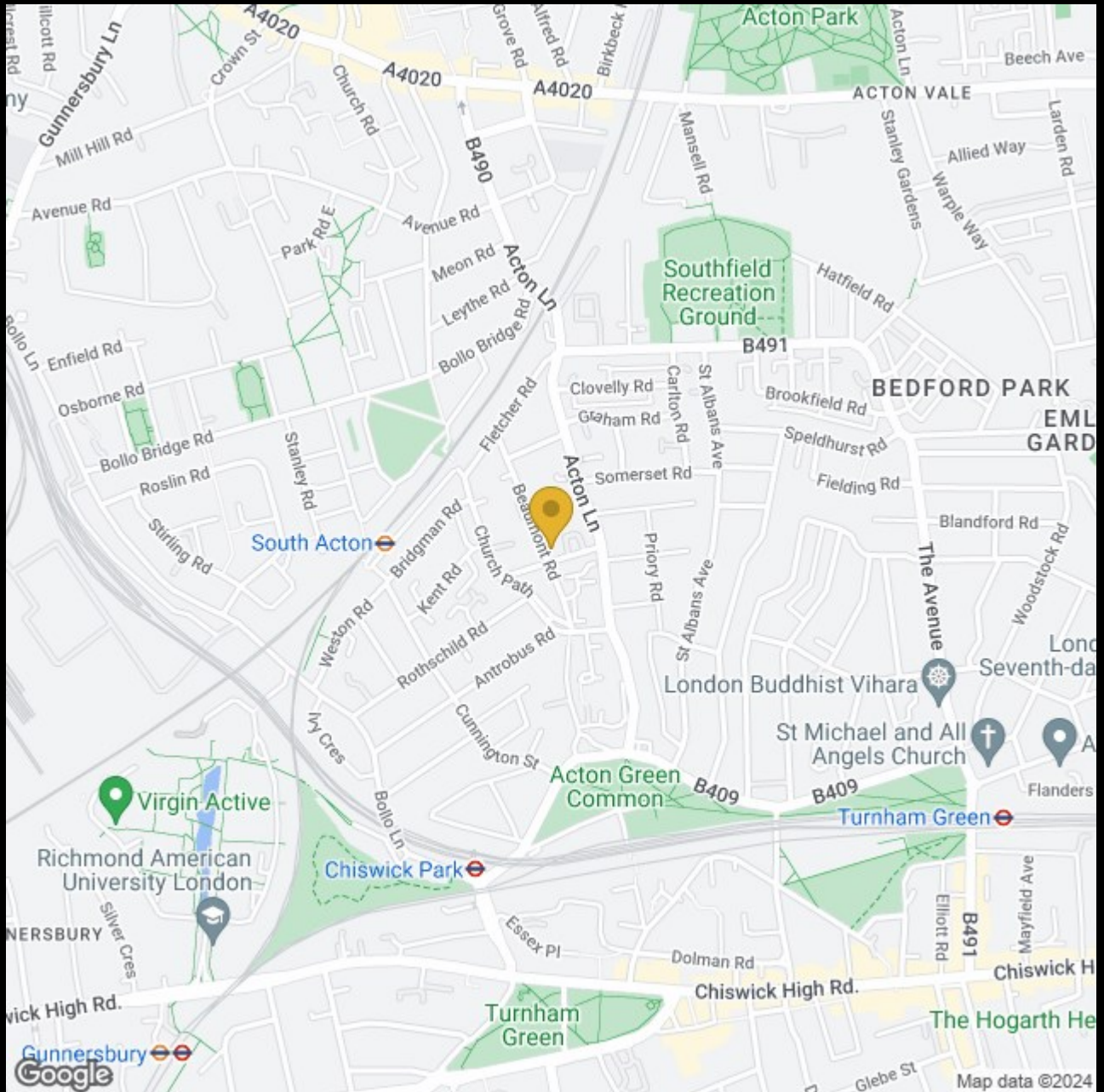
Second Floor



Ground Floor Entrance

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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