



### **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.



## FITZROY CRESCENT, W4

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A well presented, 1736 Sq Ft / 162 Sq M, four bedroom townhouse that features two reception rooms, three bathrooms, southwest facing garden and integral garage, set within a desirable private development in the area of Chiswick known as Grove Park.

The accommodation comprises: entrance hallway with storage cupboard, guest cloakroom, garage, 12'8 fitted kitchen leading to garden, 14'5 dining room with feature bay window/double doors overlooking garden.

Stairs to first floor. First floor landing, 19'1 reception room with two sets of double doors leading to balcony and feature ornamental fireplace, 12'1 bedroom overlooking garden, 9' bedroom overlooking garden, recently refurbished shower room.

Stairs to top floor (second). Top floor landing with airing cupboard, 18'1 master bedroom suite with ornamental fireplace, built-in wardrobes and well appointed en-suite bathroom, 15' guest bedroom suite with built-in wardrobe and well appointed en-suite shower room.

The house enjoys an 'easy maintenance' southwest facing rear garden with ample space for outdoor furniture. Chiswick Place is a private residential development located within the desirable area of Chiswick known as Grove Park.

The development enjoys a host of local amenities including being situated across the road from Chiswick House & Gardens, local shopping, a wide selection of popular schools and excellent transport connections into and out of town.



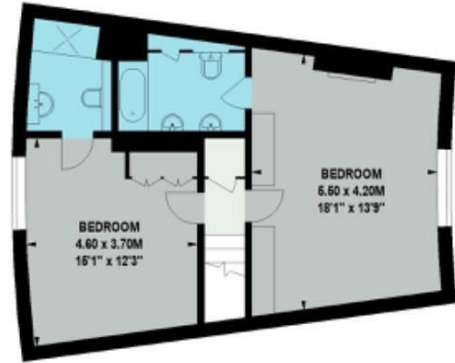


# Fitzroy Crescent, W4

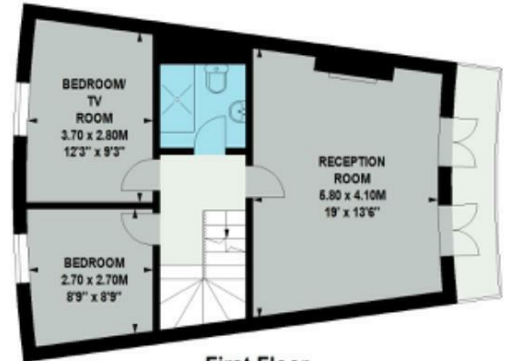
Approximate gross internal area

161.27 sq m / 1736 sq ft  
(Including Garage)

Garage  
15.61 sq m / 168 sq ft



Second Floor



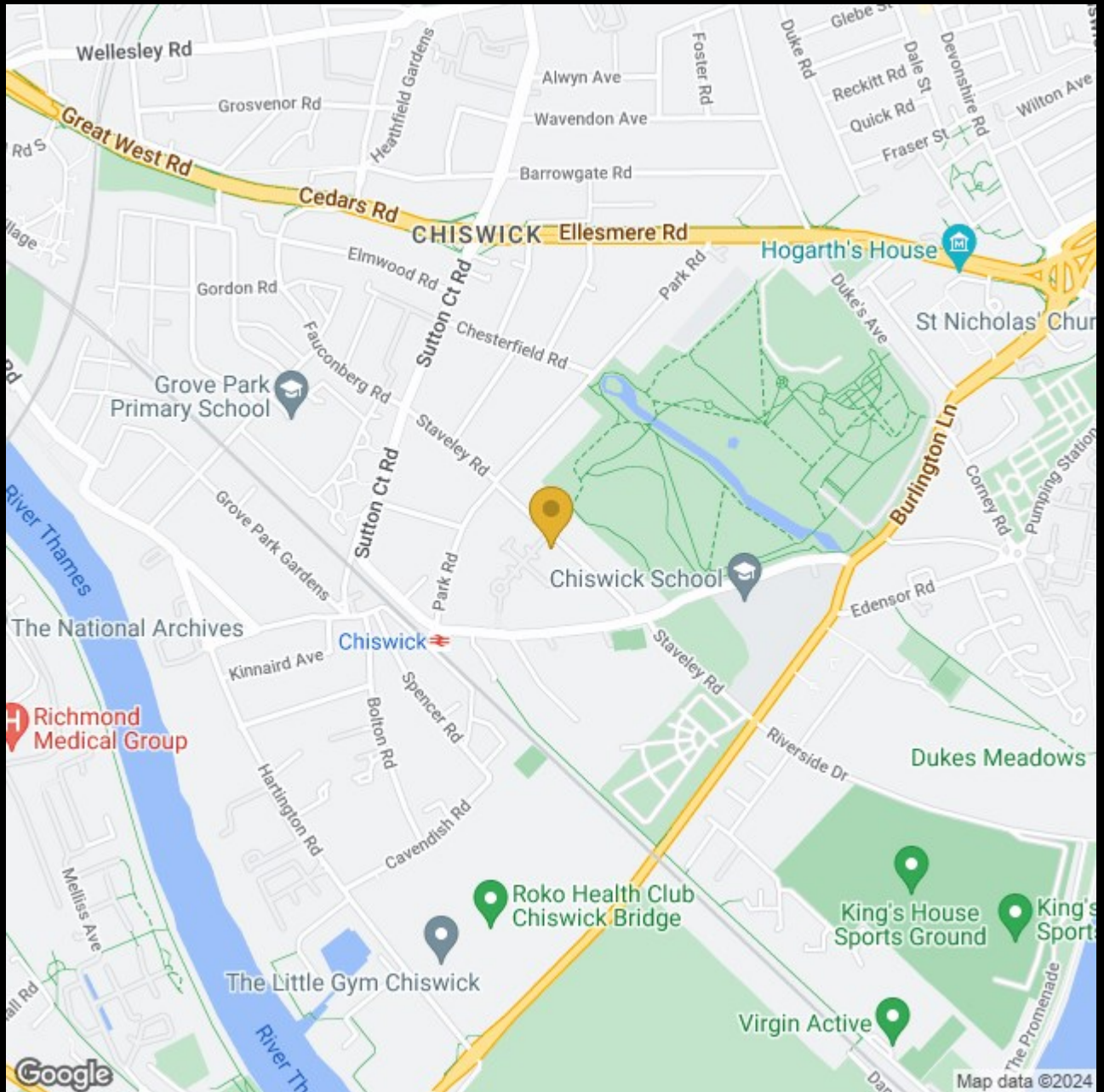
First Floor



Ground 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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