





### **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.



## ACTON LANE, W4

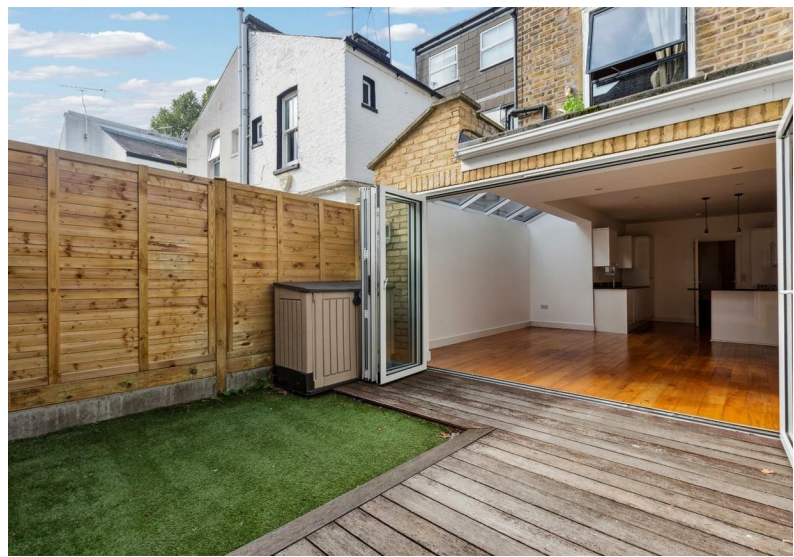
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A well presented 667 Sq Ft / 61 Sq M, two bedroom garden apartment that features a stunning 25' kitchen/reception room that leads directly to your private garden.

The complete accommodation comprises: front door leading to entrance hallway with two storage cupboards. 25' kitchen/reception room divided as fully fitted kitchen with premium worktops leading to light and spacious reception room with feature focal fireplace and bi-folding doors leading to private garden, 13'4 master bedroom with built-in wardrobes and access to light well, 10'6 guest bedroom and well appointed bathroom.

The apartment is being sold with no forward chain, a lease of +100 years and also with a share of the freehold. All costs are shared 50/50 with the owner/occupier upstairs.

Acton Lane is conveniently located for local shopping and award winning gastro pubs as well as the extensive amenities offered in central Chiswick including high street shopping, open parkland and excellent transport connections into and out of town.



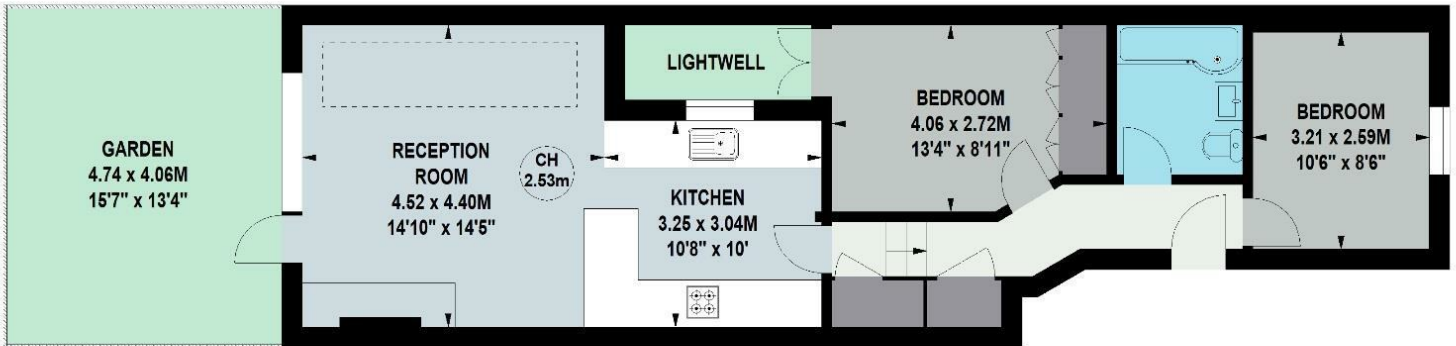


# Acton Lane, W4

Approximate gross internal area  
61.98 sq m / 667 sq ft

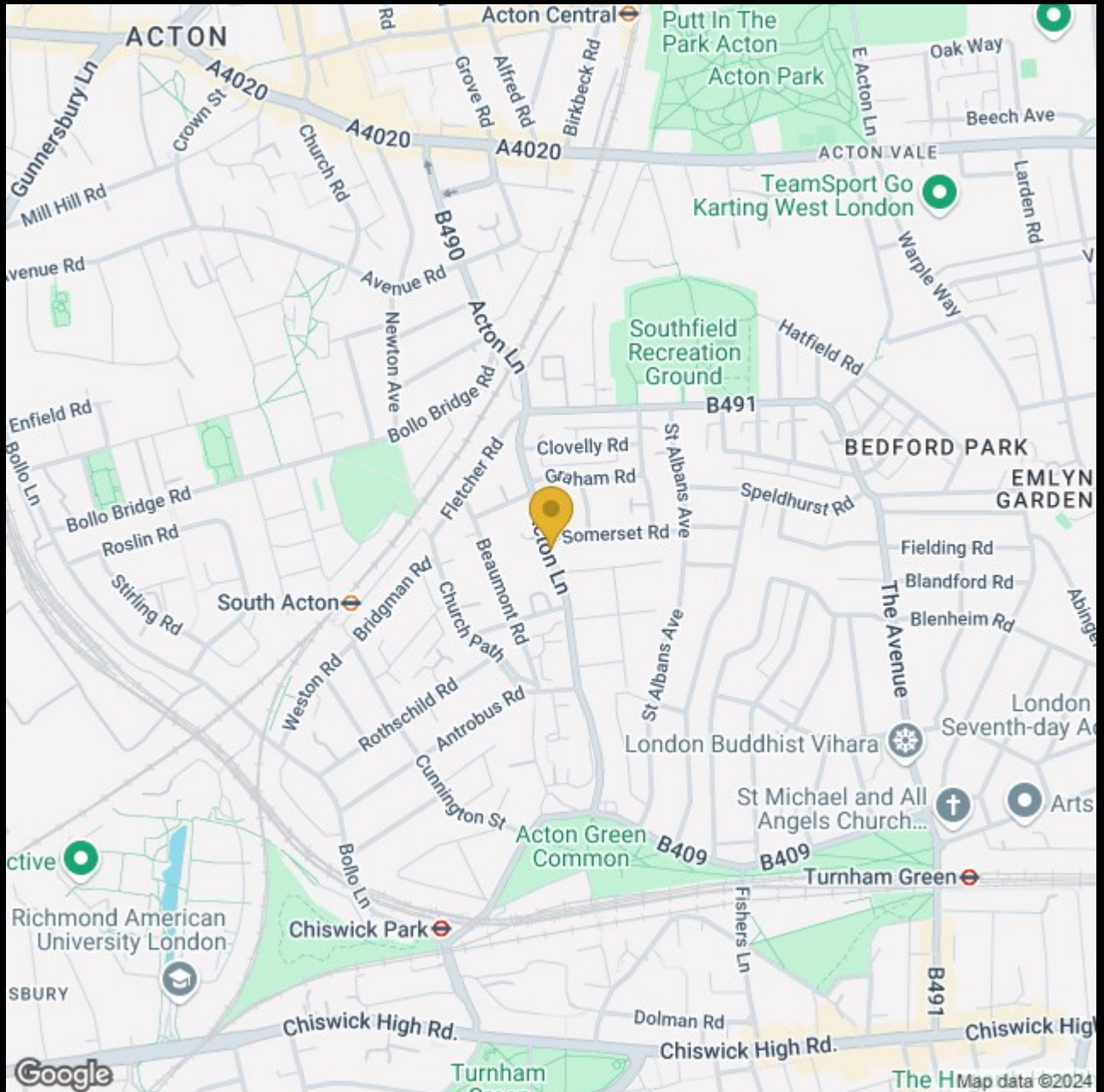


Key :  
CH - Ceiling Height



## 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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