





### **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.



## CROFTON AVENUE, W4

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A newly decorated, 1620 Sq Ft / 150 Sq M, four bedroom/three bathroom family house that features a 22'3 reception room with additional conservatory, 40'9 rear garden and off street parking, set within a quiet private cul-de-sac in Grove Park, W4

The complete accommodation comprises: entrance hallway, ground floor double reception, study/playroom, contemporary fitted kitchen, guest cloakroom and store room.

Stairs to first floor.

Elegant 22'2 master bedroom suite with en-suite bathroom and walk-in wardrobes, two further bedrooms, ornamental balcony and family bathroom.

Stairs to second floor.

Guest bedroom with en-suite shower room.

Gardens

The 40'9 rear garden has bene landscaped with artificial lawn for convenience and 'all year' use and also features a patio area accessed from the reception room and side access. The front garden is also laid with artificial lawn and provides off-street parking for one car. Further 'no permit' parking is available on the street for a further vehicle.

Crofton Avenue is quiet cul-de-sac within an exclusive award winning private development in the area of Chiswick known as Grove Park. The area offers a wide selection of amenities including Chiswick House & Gardens, local restaurants and bistro pubs, sports & health clubs and excellent transport connections into and out of town including Chiswick BR Station which is direct to Waterloo.



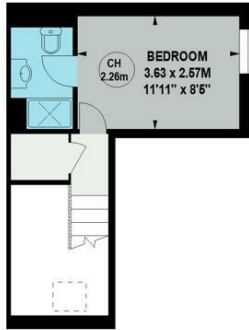


# Crofton Avenue, W4

Approximate gross internal area  
150.50 sq m / 1620 sq ft



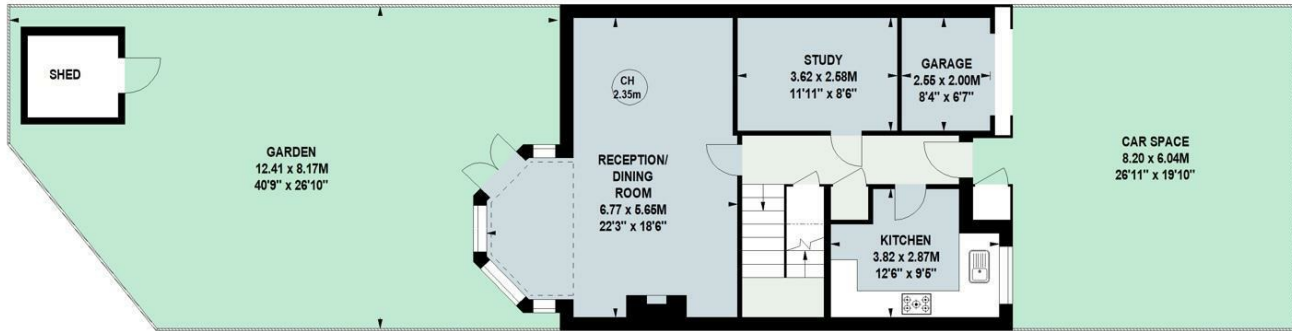
Key :  
CH - Ceiling Height



Second Floor



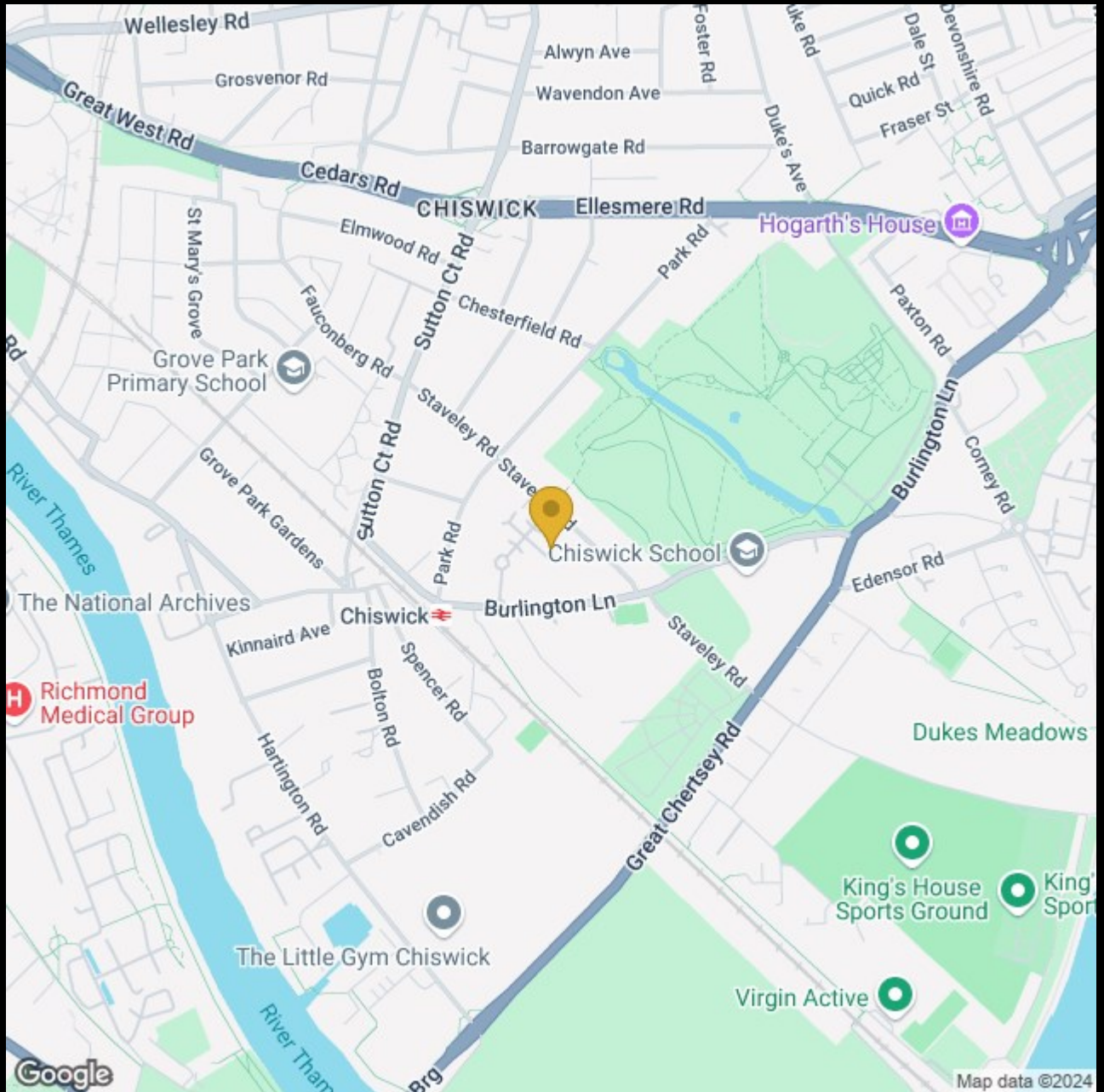
First Floor



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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