





### **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.



## GROVE PARK TERRACE, W4

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Huge Potential to develop 'Up, Out & Down' (Subject To Usual Consents - STUC) whilst enjoying a well presented, three double bedroom, 1257 Sq Ft / 117 Sq M, end of terrace house that features a 26'10 double reception room, separate kitchen/dining room, cellar, garden and private off street parking space.

As the property benefits from having a side passage that extends to a considerable size at the rear, this gives a pretty unique opportunity to consider side return development to both sides of the house (STUC) that would create a wonderful family room to complement the existing double reception room.

The accommodation currently comprises: entrance hallway, 26'10 double reception room divided over two levels with feature fireplace and bay window, 17'3 kitchen/breakfast room overlooking garden, guest cloakroom and storage cellar.

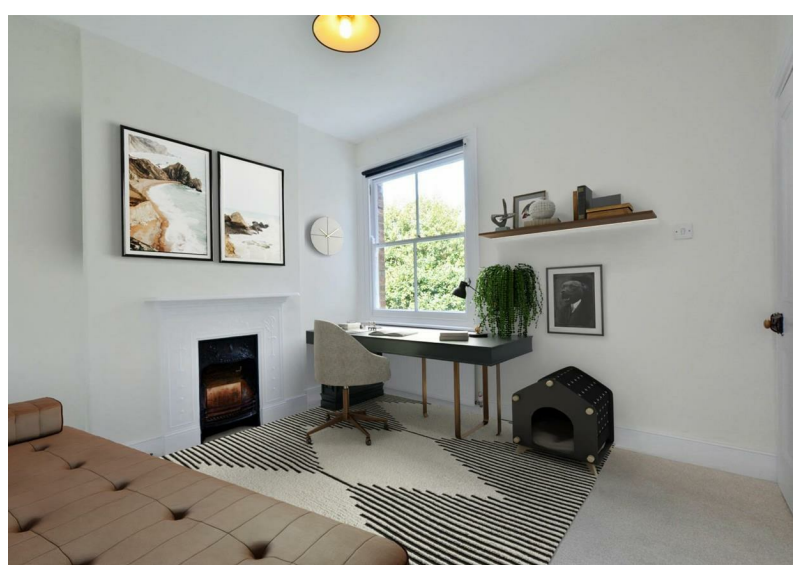
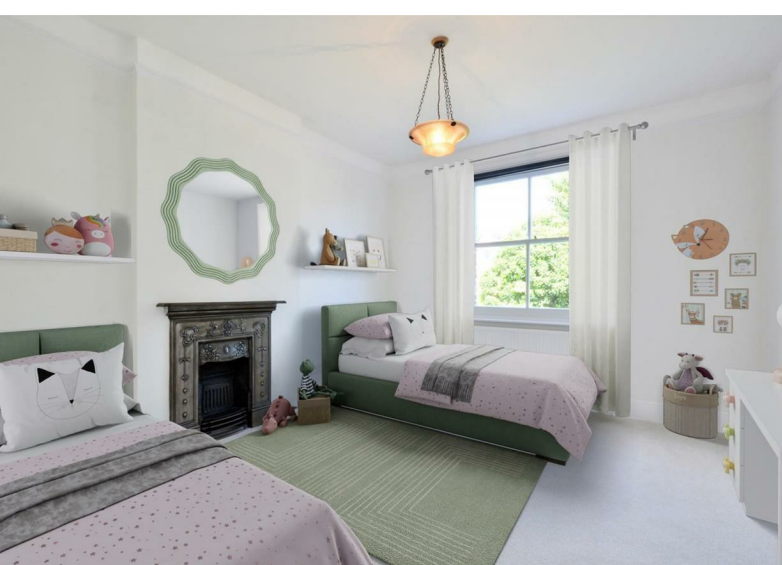
Stairs to first floor, 16'3 master bedroom with built-in cupboards, fireplace and bay window, 12'3 double bedroom overlooking garden, further 10'6 double bedroom, bathroom with operate shower cubicle and feature roll-top bath.

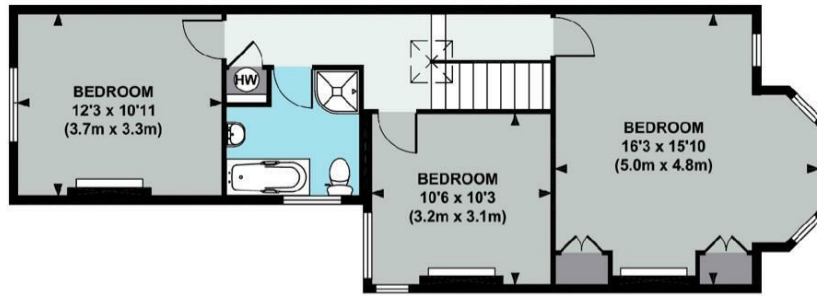
9'5 front garden incorporating off street parking space for one car and 36' landscaped rear garden with additional side area, brick external boiler/storage cupboard and side access.

Grove Park Terrace is a highly desirable residential location offers a wide selection of local amenities including riverside walks, bistro waterside pubs & restaurants, sports clubs, desirable schools and excellent transport connections into and out of town.

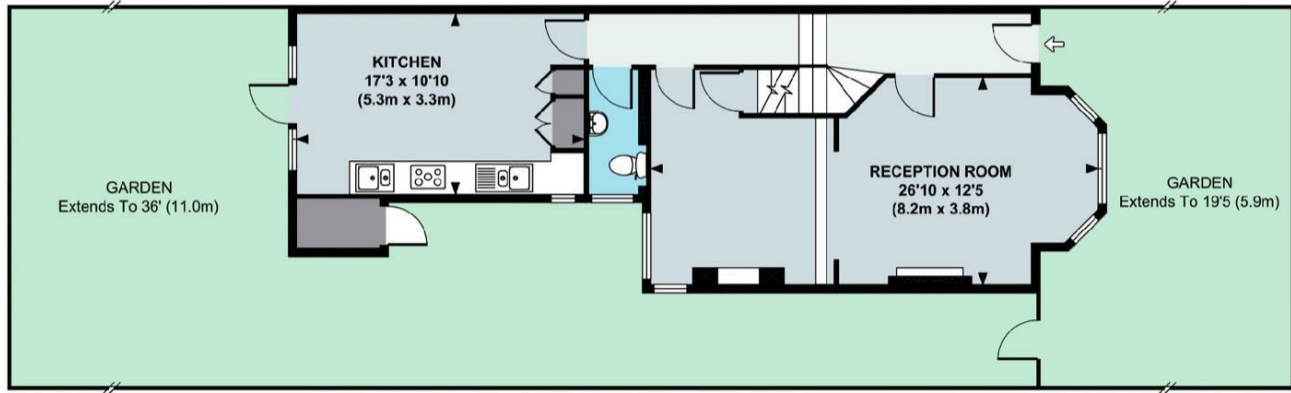
Please note that the images used in this marketing are a combination of visually staged, existing and historic images. The imagery is designed to honestly reflect the usage of the accommodation.







FIRST FLOOR



GROUND FLOOR

**APPROX. GROSS INTERNAL FLOOR AREA 1257 SQ. FT / 117 SQ. M**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Red | 2021

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