





### **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.



## ELMWOOD ROAD, W4

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A well presented, 2160 Sq Ft / 201 Sq M, five bedroom, three bathroom family house that features 44' of reception space, a Smallbone kitchen, dining area under glass and 15' studio/office.

The house offers the perfect blend of period features and contemporary design with open plan family space combined with elegant and well proportioned rooms.

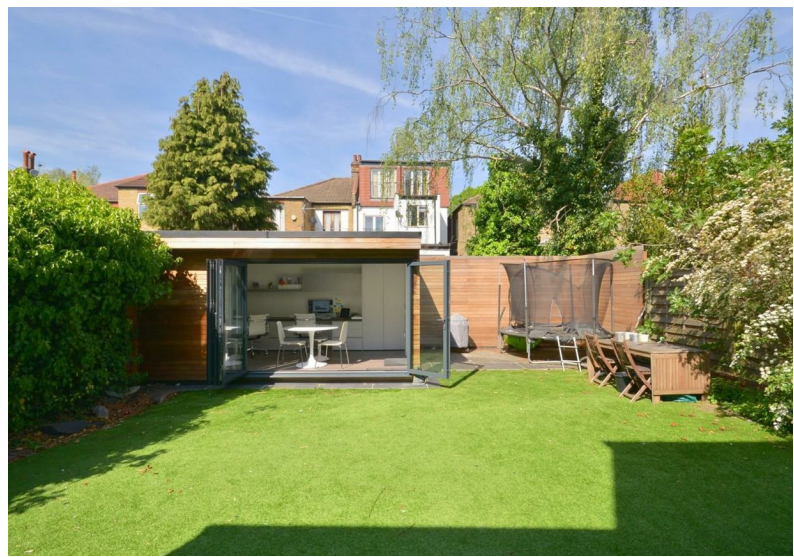
The accommodation comprises: entrance hallway, guest cloakroom, 44'3 reception room divided as comfortable sitting room with feature fireplace and bay window, family area incorporating the finest Smallbone kitchen leading to elegant dining area that is partially under glass and overlooks family garden.

Stairs to first floor landing, master bedroom suite with 15'6 bedroom with feature bay window and built-in wardrobes, en-suite shower room, 17' double bedroom with built-in wardrobes and feature fireplace, further 10'3 bedroom overlooking garden and first floor family bathroom.

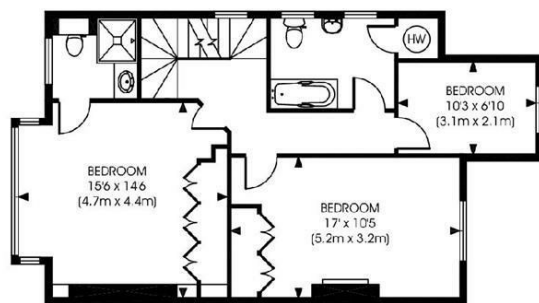
Stairs to second (top) floor, 12'3 guest double bedroom with built-in wardrobes and view over garden, further 14'10 guest bedroom/au-pairs room with Velux style windows, built-in wardrobes and eaves storage.

The garden extends to 33'9 and features side access, artificial lawn for easy maintenance and maximum family use, seating/trampoline area and stunning 15'1 studio/office that provides convenient and quiet space to relax, hobby or work.

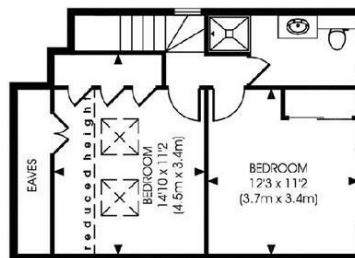
Elmwood Road is highly regarded as a prime residential road within an area of Chiswick known as Grove Park. The area offers a wide selection of amenities including local shopping, bistro's & restaurants within Fauconberg Village, brand shopping on Chiswick High Road, highly desirable local schools, Chiswick House & Gardens combined with excellent transport connections into and out of town.



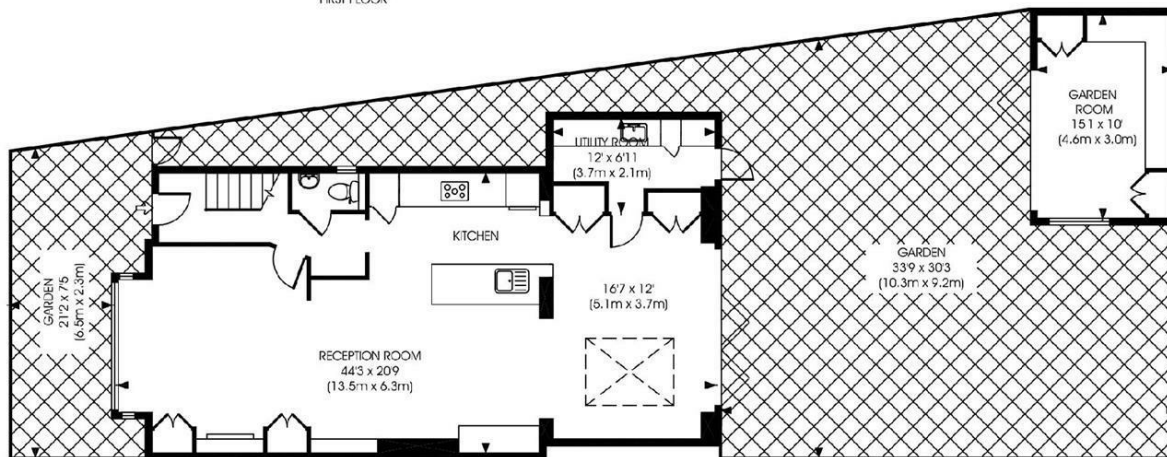




FIRST FLOOR



SECOND FLOOR

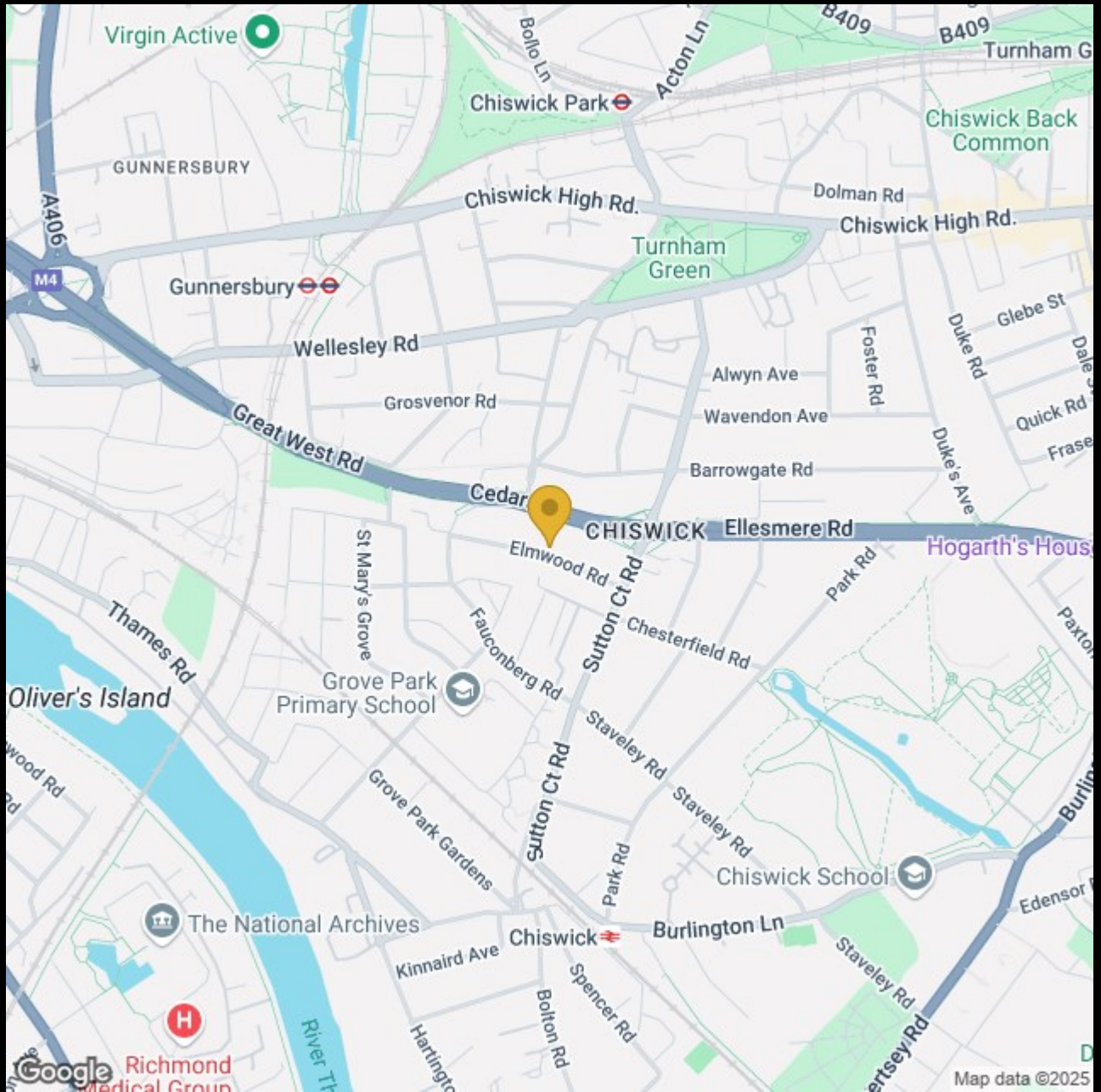


GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 2160 SQ FT / 201 SQ M (INCLUDES REDUCED HEIGHT AND EAVES STORAGE)  
 APPROX. GROSS INTERNAL FLOOR AREA 2086 SQ FT / 194 SQ M (EXCLUDES REDUCED HEIGHT AND EAVES STORAGE)

This floorplan is for illustration purposes and may not truly reflect design or dimensions and should not be used for valuation or condition purposes. © Harper Finn





Virgin Active

GUNNERSBURY

Chiswick Park

Chiswick Back Common

Gunnersbury

Chiswick High Rd.

Chiswick High Rd.

Wellesley Rd

Turnham Green

Great West Rd

Grosvenor Rd

Alwyn Ave

Wavendon Ave

Barrowgate Rd

Cedar

CHISWICK Ellesmere Rd

Hogarth's House

Thames Rd

Oliver's Island

Grove Park Primary School

Falconberg Rd

Elmwood Rd

Sutton Ct Rd

Chesterfield Rd

Staveley Rd

Staveley Rd

Chiswick School

The National Archives

Grove Park Gardens

Chiswick

Burlington Ln

Kinnaird Ave

Spencer Rd

Bolton Rd

Hartington

Staveley Rd

Bertsey Rd

Edensor

Google Richmond Medical Group

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