



### **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.



## HUNTINGDON GARDENS, W4

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A well proportioned 1933 Sq Ft / 179 Sq M, four bedroom family house that has been extensively refurbished and features a 21'2 ground floor double family room that overlooks a beautifully landscaped 47' West facing garden with garden office.

The complete accommodation comprises: entrance hallway, ground floor 21'2 double reception, study/playroom, contemporary 'Poggenpohl' fitted kitchen, guest cloakroom and store room.

Stairs to first floor.

Elegant 15'8 first floor reception with feature fireplace (previously used as fifth bedroom), two further double bedrooms and shower room.

Stairs to second floor.

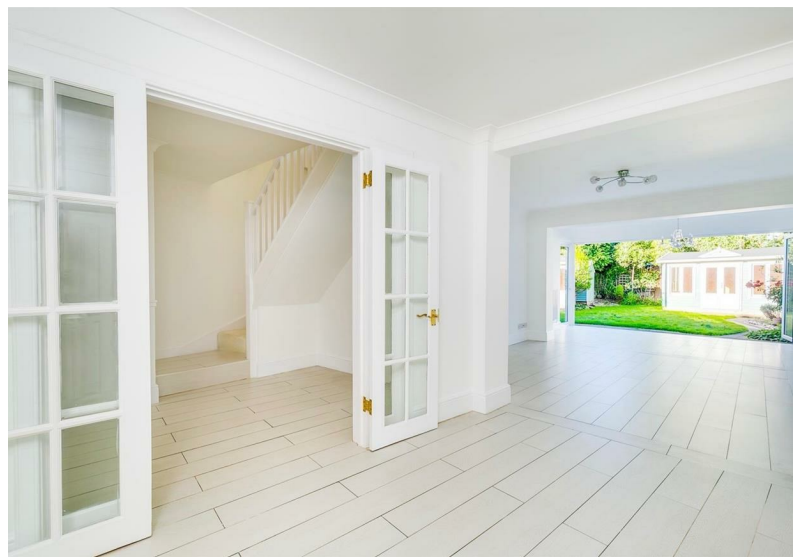
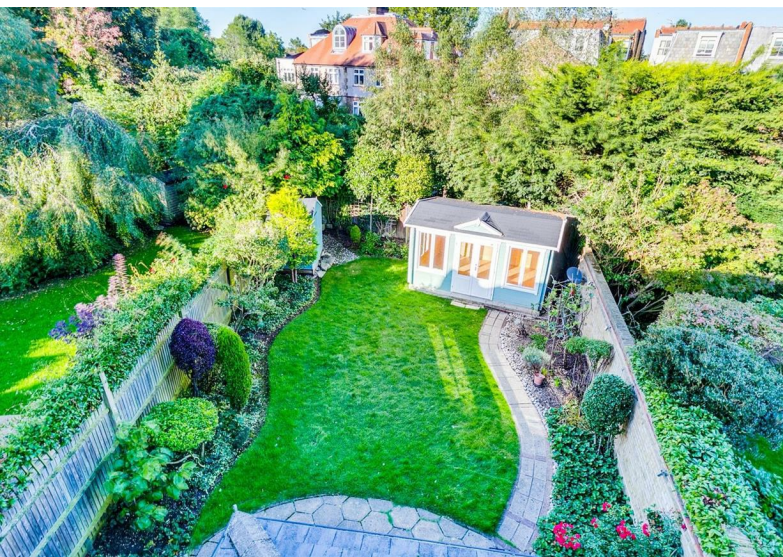
18'7 master bedroom with en-suite bathroom and built-in wardrobes, guest bedroom with en-suite bathroom.

Gardens

The 47' West facing partially walled garden has been extensively landscaped and is one of the largest gardens within the development by being 38' at mid section. With the correct care, the garden yields good crops of strawberries, apples, figs and pears. The existing owners have also installed a garden/home office with power supply.

Huntingdon Gardens is located 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.





# Huntingdon Gardens, W4

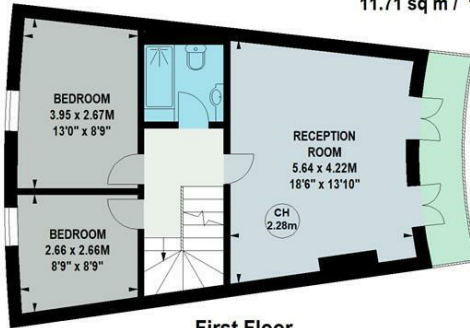
Approximate gross internal area

179.58 sq m / 1933 sq ft  
(Including Summer House)

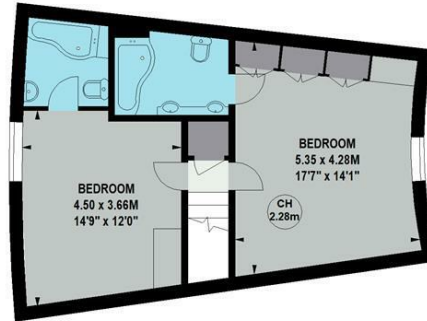
Summer House

11.71 sq m / 126 sq ft

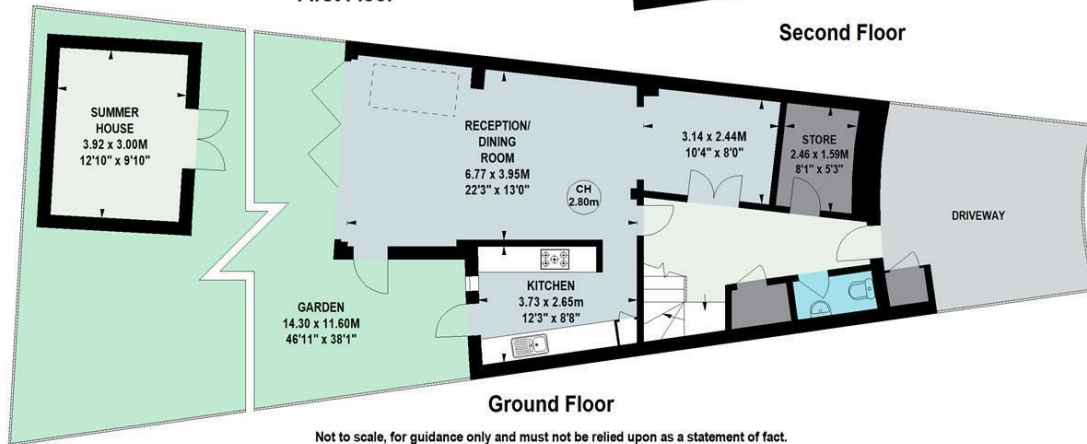
Key :  
CH - Ceiling Height



First Floor



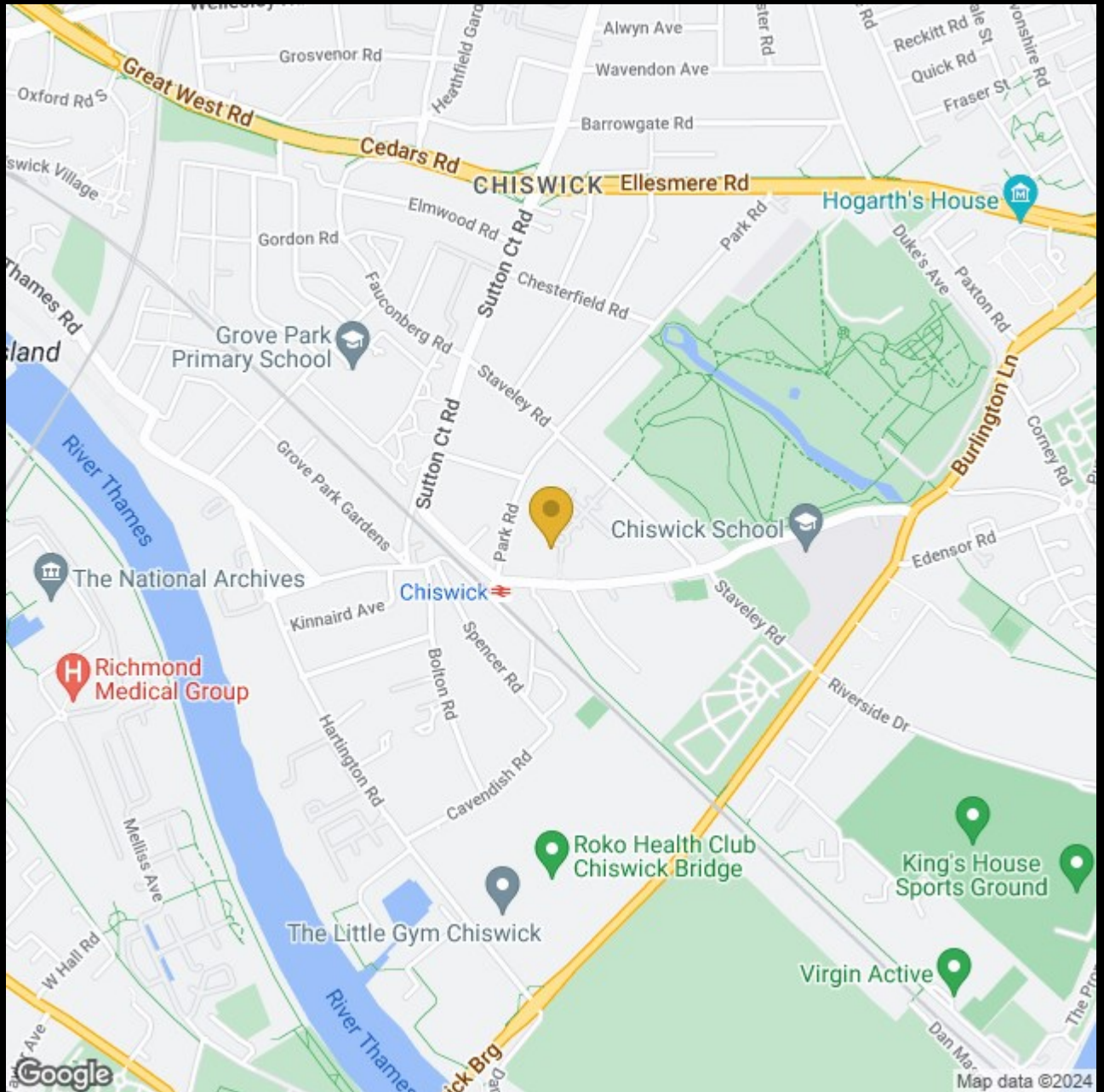
Second Floor



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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