





### **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.



## GRANTHAM ROAD, W4

---

A meticulously designed and beautifully presented 1691 Sq Ft / 157 Sq M, four bedroom / three bathroom house that features entertaining space like no other, including a reception room with stunning views of the 47' southwest facing garden, dining room, purpose built media room for the ultimate movie experience and garden summer house.

The quality of the wall coverings and attention to detail is obvious around the property, all assisting in creating the ultimate Chiswick home. The full accommodation comprises:

Entrance hallway leading to dining room with feature bay window and luxurious herringbone wood flooring that links the dining room to the 21' kitchen/reception room. Fully fitted kitchen with breakfast bar, all designed with entertaining in mind. The reception room overlooks the southwest facing garden with bi-folding doors that provide an infinity appearance to the garden.

Downstairs the house offers a bespoke purpose-built media room with storage into the light well and bedroom suite with well appointed modern en-suite shower room and large walk-in wardrobe.

The first floor enjoys two double bedrooms and luxurious family bathroom with feature roll-top bath with views over garden. The second floor provides a guest bedroom with en-suite shower room and good eaves storage.

The 47' garden is southwest facing and accessed from the reception room. The garden also features a timber summer house that could be used as a home office / gym or hobby room. The front garden provides off street parking for one car.

Grantham Road is located within a popular residential area of Chiswick within minutes of the walkways along the river Thames, Chiswick House & Gardens, the New Chiswick Pool & Gym complex, local shops and restaurants combined with shopping on Chiswick High Road and excellent transport connections into and out of town.





# Grantham Road, W4

Approximate gross internal area

157.09 sq m / 1691 sq ft

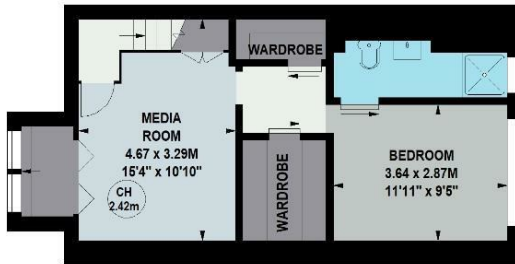
(Including Eaves Storage)

Eaves Storage

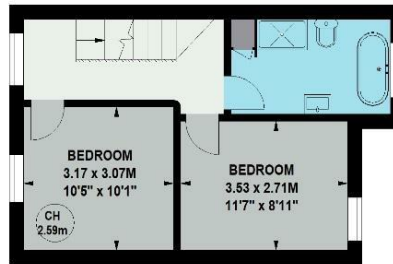
6.69 sq m / 72 sq ft



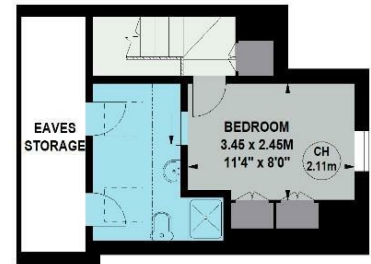
Key :  
CH - Ceiling Height



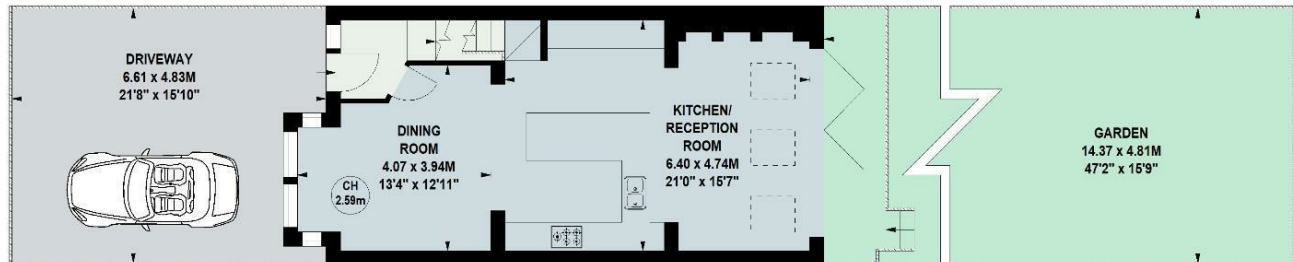
Lower Ground Floor



First Floor



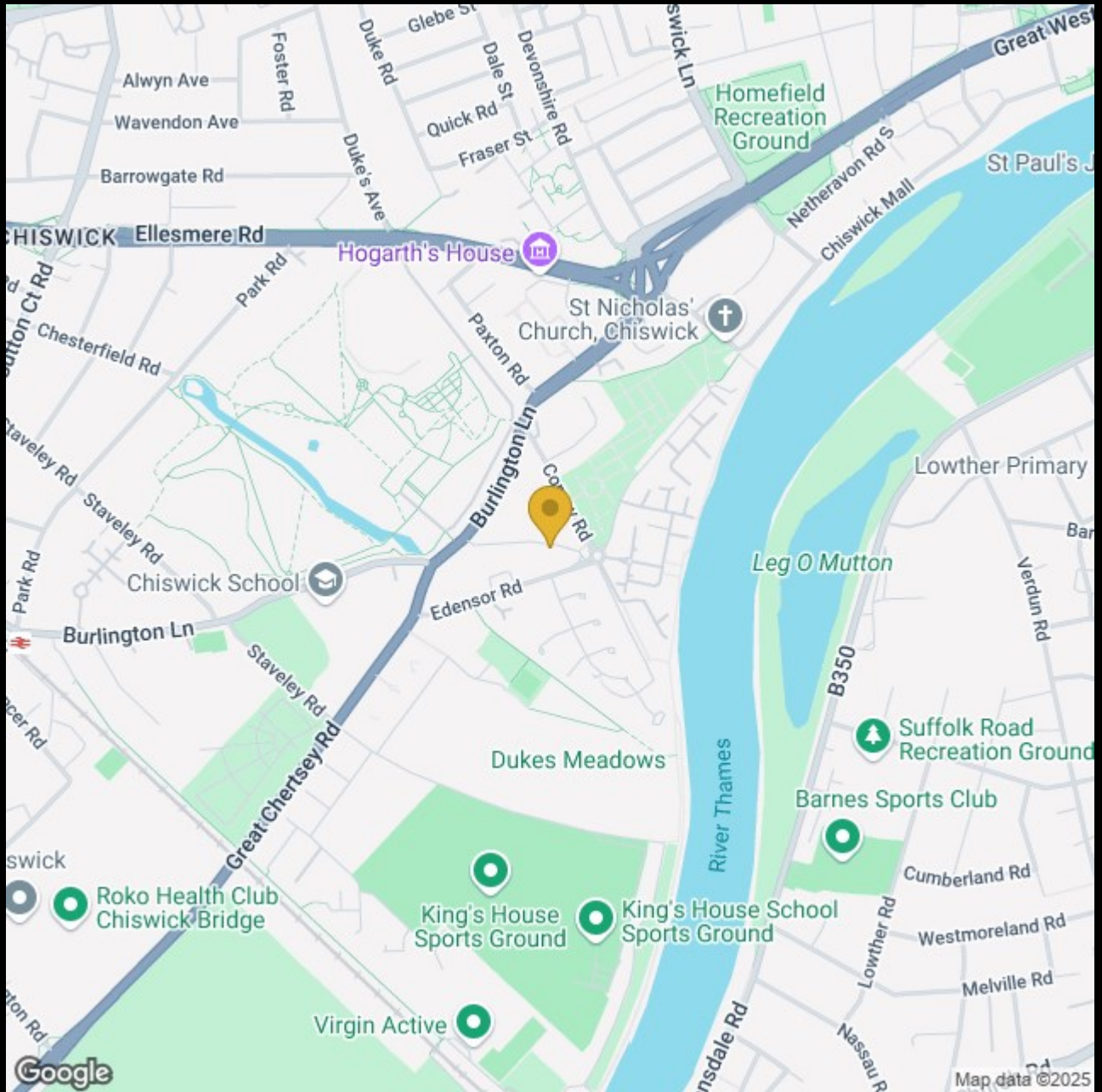
Second Floor



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







020 8995 2030  
enquiries@harpersofchiswick.com  
www.harpersofchiswick.com

[www.twitter.com/HarpersChiswick](http://www.twitter.com/HarpersChiswick)  
[www.facebook.com/harpersofchiswick](http://www.facebook.com/harpersofchiswick)  
[www.instagram.com/harpersofchiswick/](http://www.instagram.com/harpersofchiswick/)  
[www.pinterest.co.uk/harpersofchiswick/](http://www.pinterest.co.uk/harpersofchiswick/)