



### **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.





## BONHEUR ROAD, W4

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A well presented three bedroom family house that features a newly refurbished 15'2 kitchen/dining room, 15'3 reception room, guest cloakroom, 30' garden and considerable potential to extend (Subject to usual consents)

The complete accommodation comprises: entrance hallway, 15'3 reception room with feature bay window and ornate fireplace, guest cloakroom, and newly refurbished 15'2 kitchen/dining room with further potential to extend into the garden (subject to usual consents).

Stairs to First Floor

13'11 Bedroom with built-in wardrobes, 9'11 bedroom, 14'4 single bedroom with built-in wardrobes and newly fitted family bathroom.

Huge potential to extend into the loft space to create a master bedroom with ensuite shower room (subject to usual consents).

The house offers a 15'7 front garden and landscaped and well maintained 30'10 rear garden with established borders, storage shed and rear access making the garden both ideal for entertaining and for cyclists that wish to ride directly into the garden and place bicycles into the outdoor storage.

Bonheur Road is a highly desirable residential street located on the borders of the Bedford Park Conservation Area. The street is well known in Chiswick as being one of the smallest in terms of number of houses on the street (more room for parking) combined with its convenience to amenities including: local bars & restaurants, shopping on Turnham Green Terrace and excellent transport connections into and out of town.





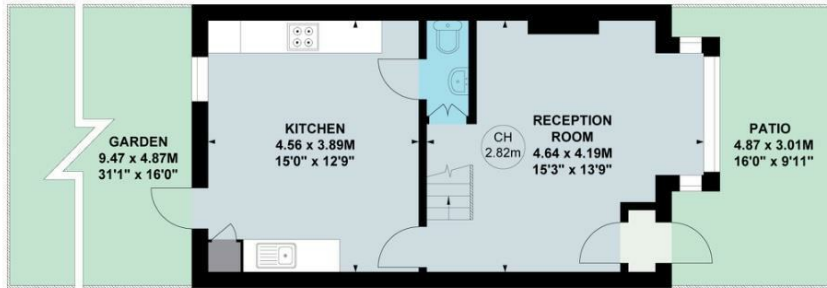




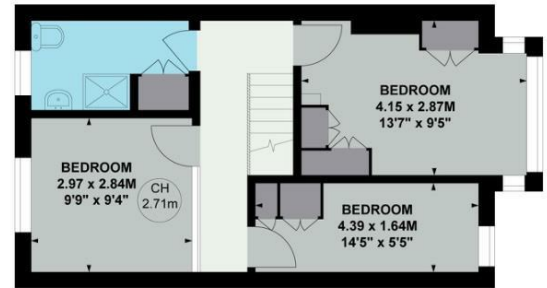
# Bonheur Road, W4

Approximate gross internal area  
80.65 sq m / 868 sq ft

Key :  
CH - Ceiling Height



Ground Floor

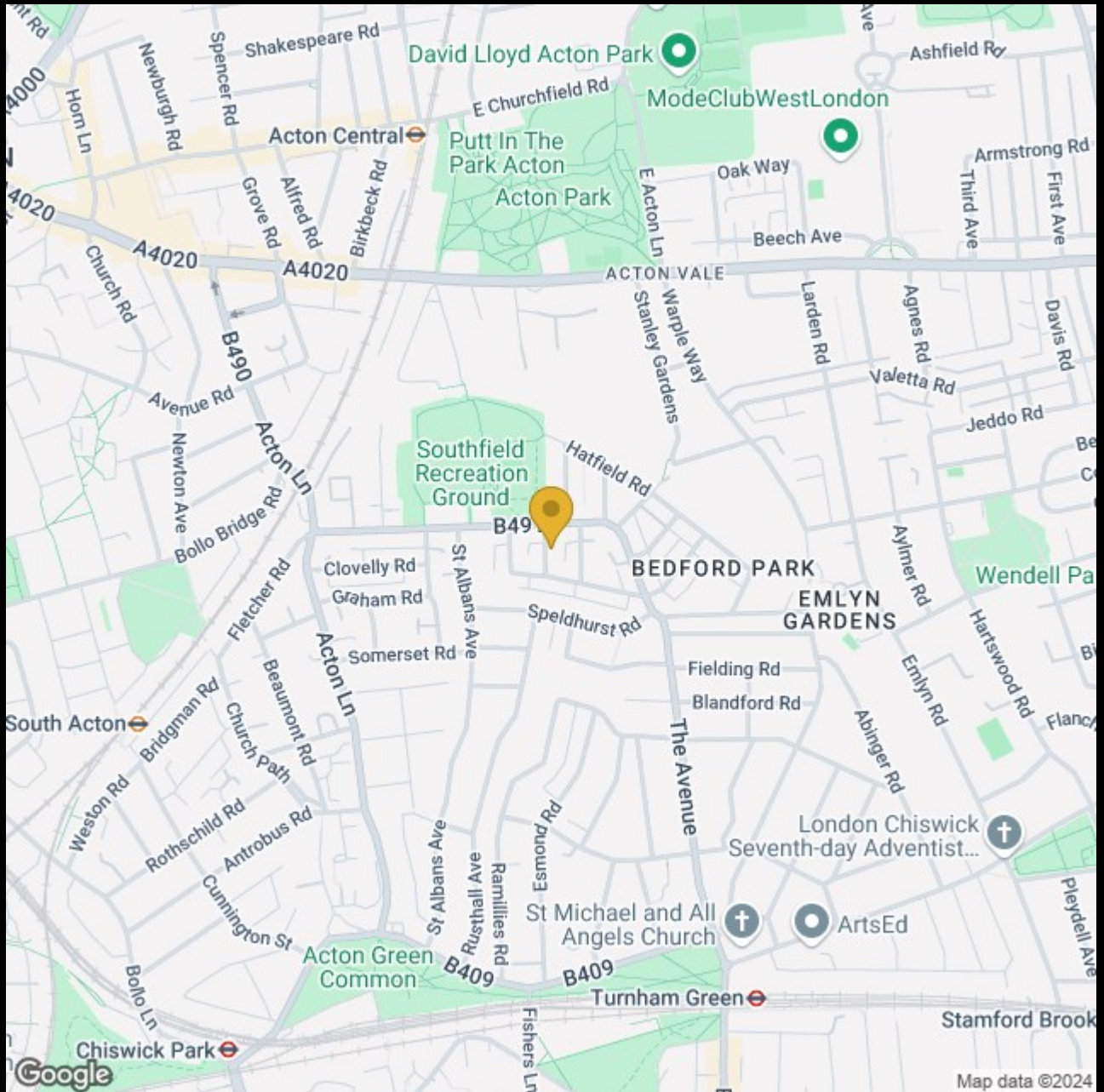


First Floor

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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