



Ground Floor Flat, 15 Second Avenue, Mortlake, SW14 8QF

Guide Price £695,000

Share of Freehold

Council Tax Band: D - £2263.66 - 2024/2025

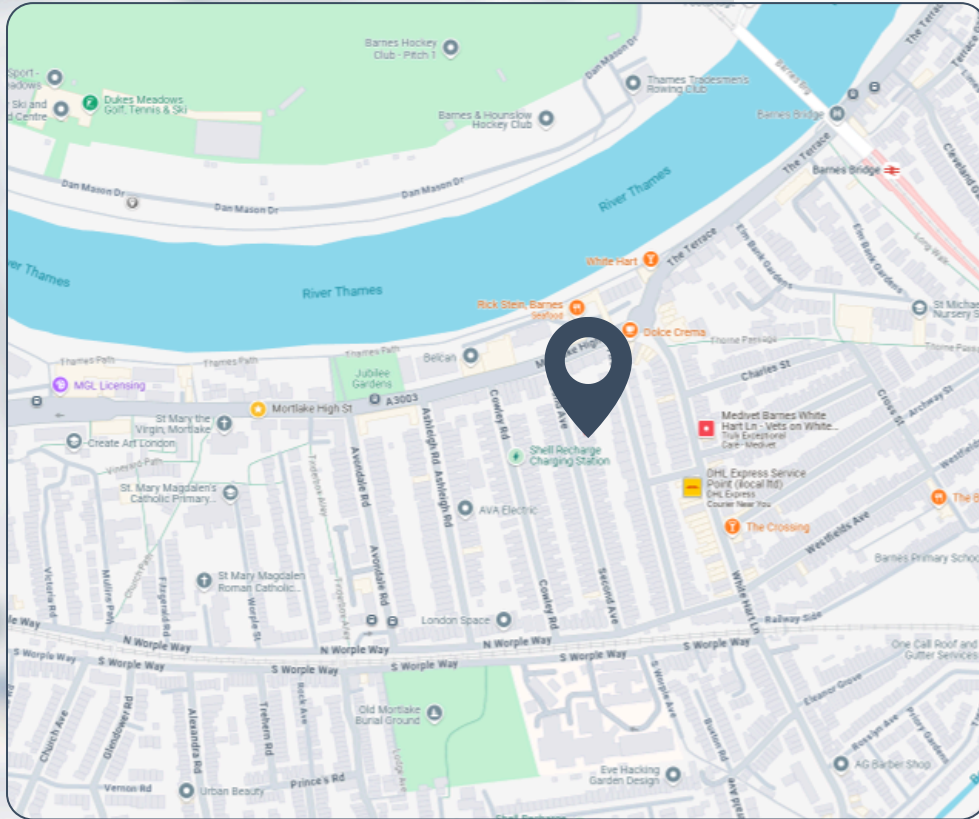
EPC - Band C

Location

Second Avenue is a very popular river road off of Mortlake High Street and located on the Barnes/Mortlake border. Nearby are the much-loved bars, restaurants and delis of White Hart Lane and Barnes High Street.

There are several outstanding local schools on your doorstep such as Barnes Primary and Thomson House School.

It has excellent transport links: it is within a very short walk of Barnes Bridge Station, (British Rail 21 minutes to Waterloo), Mortlake Station, and positioned perfectly for bus routes to Richmond and Putney. It also has very easy access to the A316, M4, M3 and beyond.



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Summary

- 2 Bedrooms
- Open plan kitchen
- Bathroom
- Excellent storage
- Private garden
- Share of Freehold
- Richmond Borough Council

The Property

This gorgeous flat has a distinct advantage over its rivals, in that the minute you walk in, it feels like home.

The two-bedroom apartment is set on the ground floor of this period house and enjoys a private garden and a share of the freehold with one other apartment. This attractive property is set behind a mature bush with a shingle outside area to the front and pathway leading to the smart teal tones of the front door. The initial impression is a good one.

Its grand period features are embellished by an expressive renovation and a confident elegance is articulated by the eclectic colour palette and brilliantly executed pops of colour.

The space is well proportioned and would suit a variety of layouts.

Nice to know:

Local Authority: Richmond Borough Council

Council Tax Band: D - £2263.66 - 2024/2025

EPC : Band C

602 square feet

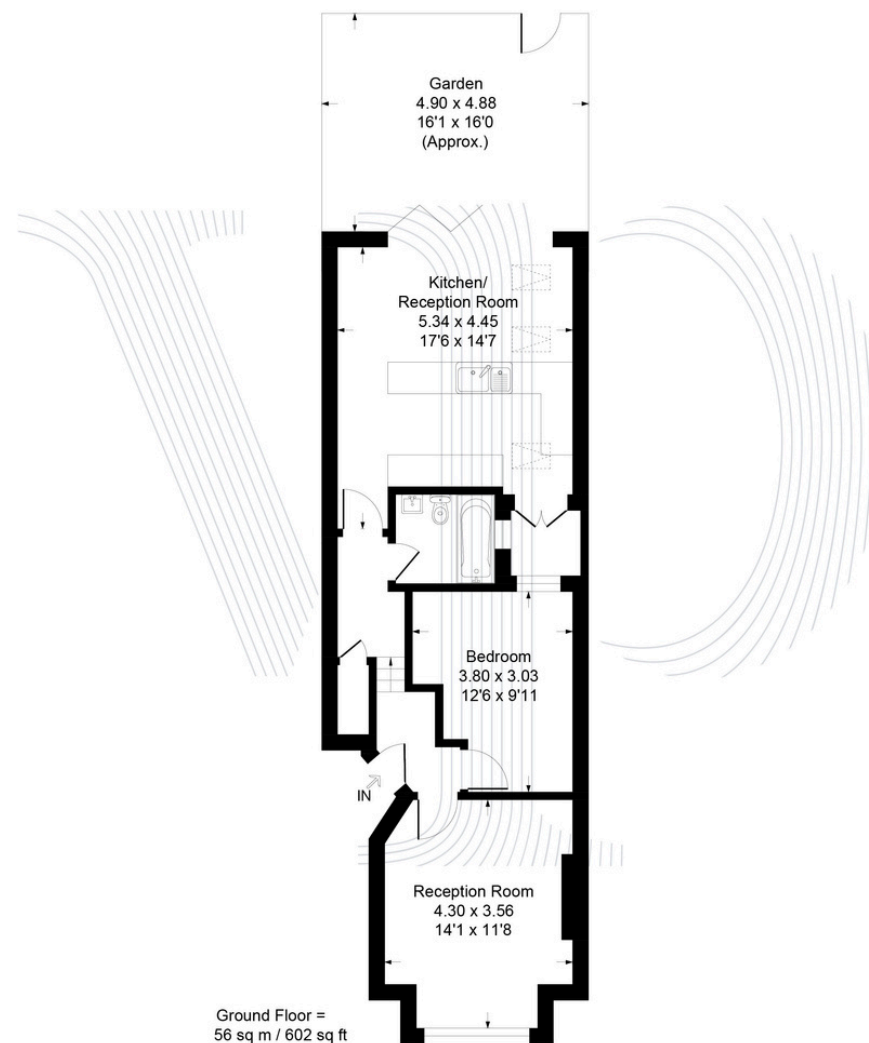
Share of Freehold with lease of 994 years unexpired

Ground Rent : £75 per annum

No set service charges

Second Avenue, London, SW14

Approximate Gross Internal Area = 56 sq m / 602 sq ft





You enter the property into a welcoming hallway, with cosy nooks and perfect places to display artwork. On this level you'll find the delightful main bedroom which sits at the front, with high ceilings and double-glazed sash windows that form a square bay. There's plenty of space for wardrobes as well as creative storage solutions already in place. When the plantation shutters are open, light from the large west-facing windows floods through the room.



The centre room of the apartment, was previously a dedicated bedroom and could be converted back to one if desired. It is currently being used as a second lounging area, and is a wonderfully serene space with walls papered in the cocooning, dreamy patterns of British designers Lewis & Wood.

The bespoke built-in shelving makes this the perfect place for a home-office too.

Back in the hallway, a few steps lead you down to the lower part of the flat, warm-hued tiled flooring runs throughout this level and the underfloor heating makes this space incredibly comfortable and leaves walls radiator-free.

There is a useful understairs storage cupboard which can swallow a plethora of items.



To the right is the bathroom with a blue-grey tiled feature wall behind the bath and shower, and a pretty scalloped splashback behind the vanity unit and basin.

The very cheerful patterned wallpaper designed by Josef Frank, the Austrian Architect and Designer, adorns the walls contrasting beautifully with the patterned floor tiles.





At the rear of the property is the open plan kitchen which has been executed to an extremely high standard, with colourful lime green cabinetry that sits above and below white composite worktops with a deep stainless steel sink. The dashes of colour are contemporary and considered, and are cleverly replicated throughout this beautiful property. All appliances are included: the oven, hob, fridge/freezer, dishwasher, washing machine and dryer. This space has a row of three velux windows which allow natural light to flow into the room and across the back of the room, a set of bifold doors opens on to the private garden, which creates a wonderful sense of extension to the exterior.

The paved garden feels completely private and has an L-shaped raised bed to the left where thick, luscious foliage drapes over the dwarf wall. The rest of the area is enclosed by a mixture of a brick wall and fencing. There is ample space here for seating and dining and plenty of space for potted plants. The garden can be entered from the rear too, where you will find a wide alley that is securely gated at each end and accessed only by residents.



Make Yourself at Home

We are fortunate to work in the property market of South West London and Surrey, offering beautiful homes in charming, village-like areas such as Mortlake, East Sheen, Barnes, Richmond and Kew.

With historical buildings, riverside walks, and excellent transport links (tube, rail, bus, and riverboat), these areas blend semi-rural charm with city convenience.

They feature independent shops, restaurants, leisure facilities, theatres, galleries, and museums. Families are drawn here by outstanding schools and the perfect balance of city and country life.

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