



**JAMES
ANDERSON**



FOR SALE

£1,100,000

Larches Avenue, London, SW14

SUPERB OPPORTUNITY TO EXTEND - END OF TERRACE - SOUTH FACING GARDEN - OFF STREET PARKING

A wonderful end of terrace period home that offers a superb opportunity to extend and fully refurbish throughout. The property is situated in a quiet cul-de-sac in this highly sought after Parkside location, benefiting from a large south facing garden, off street parking and with huge potential to extend (subject to the usual consents).

Larches Avenue is a very desirable road located very close to shops and restaurants in East Sheen and within walking distance to Mortlake Railway Station for services into London Waterloo. Bus routes to Richmond, Putney and Hammersmith are available along the Upper Richmond Road West.

-  Three Bedrooms
-  One Bathroom
-  HUGE POTENTIAL TO EXTEND (STPP)
-  Bay Fronted Reception Room
-  Freehold | EPC D | Council Tax
-  Mortlake Station (ZONE 3)
-  Excellent Schools Nearby
-  Parkside Location
-  OFF STREET PARKING
-  SOUTH FACING GARDEN



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

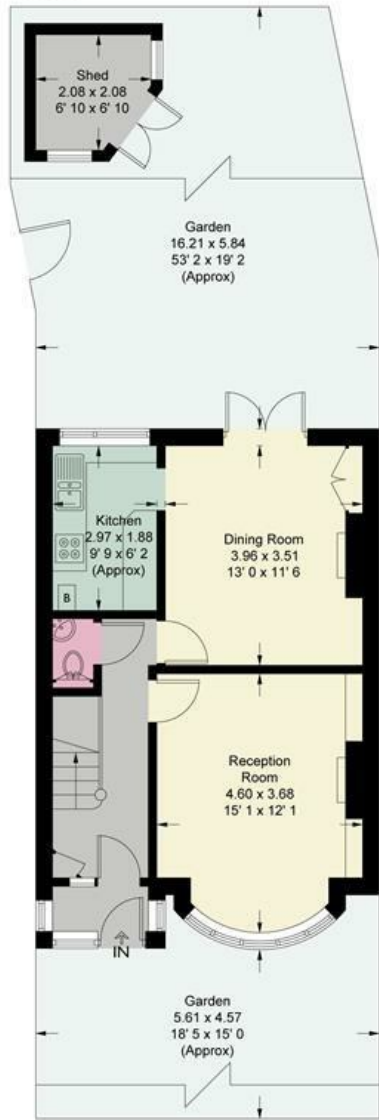
020 8876 6611

Larches Avenue

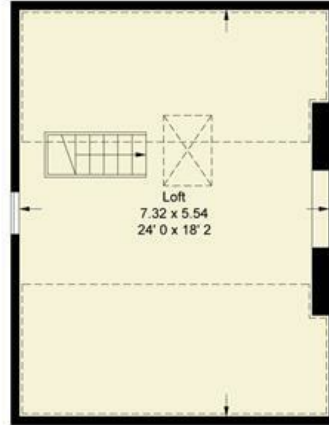
Approximate Gross Internal Area = 1174 sq ft / 109.1 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 271 sq ft / 25.2 sq m
 Shed = 41 sq ft / 3.8 sq m
 Total = 1486 sq ft / 138.1 sq m



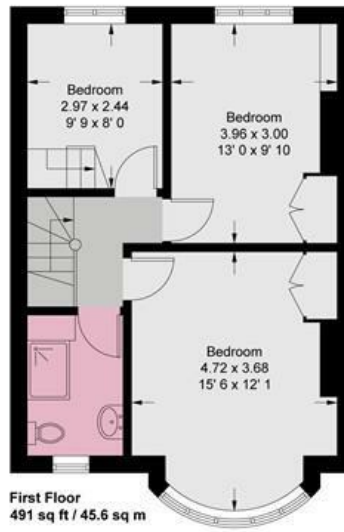
= Reduced headroom below 1.5m / 5'0"



Ground Floor
513 sq ft / 47.7 sq m



Loft
441 sq ft / 41 sq m
(Including Reduced Headroom)



First Floor
491 sq ft / 45.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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