



JAMES  
ANDERSON



## FOR SALE

Clifford Avenue, London, SW14

**£375,000**

Offers In Excess Of

A well presented two double bedroom apartment with a west facing private balcony. This superbly proportioned apartment has accommodation arranged to provide two bedrooms, a large bathroom and kitchen, and a wonderfully light reception room with a private west facing balcony. The property is situated on the second floor of this award winning block which is served by a lift and is conveniently placed for both the overground in Mortlake and district line stations in Kew and Richmond. Further benefits include ample storage throughout and residents off street parking. The property is an ideal first time or investment purchase and viewings are highly recommended.

Lease remaining: 119 years  
Ground rent: £10 per year  
Service charge: £2,016 per year (approx)



Two Double Bedrooms



One Bathroom



West Facing Reception Room



Shaker Style Kitchen With Appliances



Leasehold | EPC C | Council Tax C



Mortlake Train Station (ZONE 3)



Excellent Local Schools



Popular Residential Purpose Built Block



Residents Off Street Parking



West Facing Balcony



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

020 8876 6611

# Chertsey Court

Approximate Gross Internal Area = 734 sq ft / 68.2 sq m



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## Second Floor

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 72                      | 78        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

