



JAMES  
ANDERSON



## FOR SALE

Hertford Avenue, London, SW14

**£2,000,000**

Offers In Excess Of

An exceptional family house that is finished to an outstanding standard and is located on a popular park side location. This fantastic, semi-detached home provides flexible accommodation to offer a master bedroom with walk in wardrobe, four further double bedrooms, three bathrooms (two ensuite), a separate reception room with wood burner, a guest cloakroom/wc, and a huge open plan kitchen/dining/family room overlooking the lawned garden. The property is enhanced with a separate utility room, rear access and an electric charging point for a car. The property is situated in this popular tree-lined road on the park side of East Sheen, a short walk from the main Sheen shopping centre and just over half a mile from Mortlake Railway Station, with its service to Clapham Junction and Waterloo. The Sheen Gate to Richmond Park is approximately a quarter of a mile away whilst Palewell Common is within 100 metres. There are many excellent schools in the general vicinity including St. Paul's, Tower House, Ibstock Place, The German and Swedish Schools, Colet Court and numerous first rate State Primary Schools.

Council tax band G.



Five Bedrooms



Two Bathrooms



Bay Fronted Reception Room



Stunning High End Kitchen



EPC Rating D



Mortlake Station



Excellent Local Primary & Secondary Schools



Moments From Palewell Common



Beautifully Finished Throughout



Over 2,500 Sqft



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020 8876 6611

## Hertford Avenue

Approximate Gross Internal Area = 2414 sq ft / 224.3 sq m  
(Excluding Reduced Headroom)

Reduced Headroom = 121 sq ft / 11.2 sq m

Total = 2535 sq ft / 235.5 sq m



Ground Floor



First Floor



Second 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 and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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		
	62	83
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	56	81
England & Wales	EU Directive 2002/91/EC	

