



**JAMES
ANDERSON**

Graemesdyke Avenue
London SW14
£1,325,000



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Viewings from Saturday 17th May - Please call to arrange your viewing

This beautifully presented home offers the perfect balance of stylish entertaining space and practical family living.

On the ground floor, you'll find a cosy front reception room with a charming feature fireplace and ample understairs storage. To the rear, a stunning extended kitchen/family room provides the heart of the home, complete with Crittall-style doors that open directly onto a landscaped rear garden which is ideal for indoor-outdoor living. The first floor comprises two generous double bedrooms, a further single bedroom, and a sleek, modern family bathroom. The spacious principal bedroom occupies the top floor and boasts an en-suite shower room along with excellent built-in storage cleverly integrated into the eaves.

Graemesdyke Avenue is a highly sought-after location, perfectly positioned for one of the area's leading primary schools. You'll also be within easy reach of a fantastic selection of independent shops, restaurants, bars, coffee shops, and gastro pubs. Mortlake Station (with direct trains to London Waterloo), the River Thames, and Richmond Park are all just a short walk away.



















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Approximate Gross Internal Area = 1440 sq ft / 133.8 sq m
(Including Reduced Headroom)
Reduced Headroom = 69 sq ft / 6.4 sq m



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