



**JAMES
ANDERSON**



FOR SALE

£1,500,000

Second Avenue, SW14

A beautifully presented family home neatly situated on a highly desirable road in the Barnes area. The property has spacious, modernised accommodation set over three floors, with four generous bedrooms and a modern family bathroom, with the loft bedroom having stylish en-suite facilities and a Juliet balcony. The ground floor accommodation has been extended and is arranged to provide a lovely double reception room, with an attractive fireplace and wooden flooring, which leads to an impressive, extended kitchen/dining room, with integrated appliances and an island, with folding doors out to the garden. There is an attractive enclosed garden with rear access. Second Avenue is a popular location close to outstanding primary schools and conveniently placed for the shops and amenities of White Hart Lane and Barnes Village. Barnes Bridge Station is also within walking distance. The property is available for sale with no onward chain.

-  Four Bedrooms
-  Two Modern Shower/Bathrooms
-  Double Reception Room
-  Modern Kitchen/Dining Room
-  EPC Rating D / Council Tax G / Freehold
-  Barnes Bridge Station
-  Outstanding Local Schools
-  No Onward Chain
-  Private Garden
-  Attractive Modernised Period Home



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

020 8876 0100

Second Avenue

Approximate Gross Internal Area = 1590 sq ft / 147.7 sq m
 (Excluding Reduced Headroom / Eaves Storage)
 Reduced Headroom / Eaves Storage = 157 sq ft / 14.6 sq m
 Total = 1747 sq ft / 162.3 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		57	67
(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			
(39-54) E		51	62
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

