



**JAMES
ANDERSON**



FOR SALE

£625,000

Avondale Road, Mortlake, SW14

A period maisonette located on the highly desirable Avondale Road in Mortlake. A light, spacious and well-presented property, which offers a charming combination of modern and period features that occupies the ground floor of this attractive building. The accommodation is arranged to provide two bedrooms, a light and airy living area, which is open-plan to a spacious modern kitchen/dining area, which has direct access to a private rear garden, plus there is a fitted bathroom. The garden is over 34 feet long, is enclosed, and is mainly laid with artificial grass with a raised decked area at the end. There is useful bike storage at the front of the property. For the commuter, Barnes Bridge and Mortlake stations are a short walk away, which offers a direct service to London Waterloo. Avondale Road is conveniently placed for the shops and amenities of White Hart Lane, with Barnes Village and East Sheen also being nearby. Outstanding local primary schools are also within easy reach.

-  Two Bedrooms
-  Fitted Bathroom
-  Open-Plan Living Area
-  Stylish Kitchen
-  EPC Rating C / Council Tax D / Share of Freehold
-  Mortlake/Barnes Bridge Stations
-  Outstanding Local Schools
-  Close to River Thames
-  Private Rear Garden
-  Ground Floor Maisonette



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

020 8876 0100

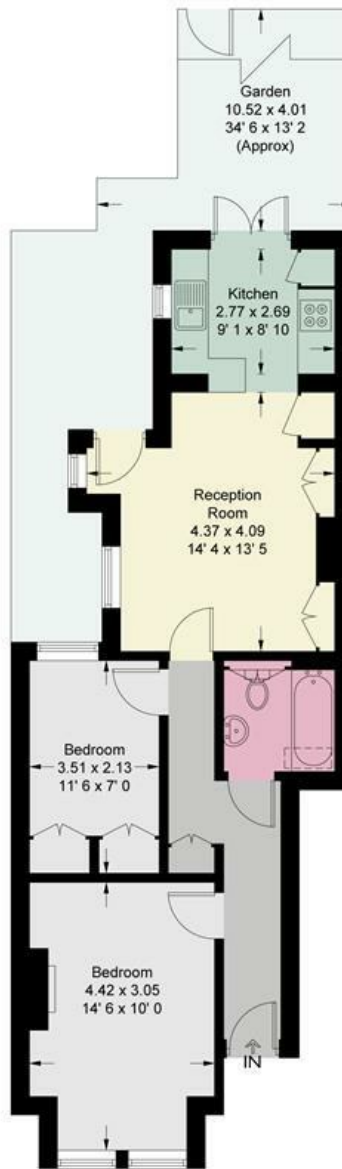
Avondale Road

Approximate Gross Internal Area = 582 sq ft / 54 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 3 sq ft / 0.3 sq m
 Total = 585 sq ft / 54.3 sq m



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= Reduced headroom below 1.5m / 5'0



Ground 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) A			
(81-91) B			
(69-80) C		74	77
(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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

