



**JAMES
ANDERSON**

Avondale Road
Mortlake SW14

Offers In Excess Of £799,000



Avondale Road Mortlake SW14

A charming, light and spacious upper maisonette, neatly situated in a highly desirable road in Mortlake, close to the River Thames and with excellent transport links. The property has well-presented accommodation comprising three bedrooms and two bathrooms over the first and second floors of this attractive period building. The principal bedroom is on the second floor, and has a modern en-suite shower room and ample eaves storage, whilst there are two further bedrooms on the first floor, that have use of a modern family bathroom. There is a light and airy sitting room at the front, and a spacious, modern kitchen/dining area at the rear of the property, fitted with integrated appliances and wooden work surfaces. There is access out to an enclosed rear balcony, which has stairs that lead down to a west-facing garden which has rear access. Barnes Bridge and Mortlake stations are a short walk away - both have a direct service to London Waterloo. Avondale Road is conveniently placed for the shops and amenities of White Hart Lane and Barnes High Street. Outstanding local primary schools are also within easy reach. The property is available for sale with no onward chain.









Marc Ferrez









Avondale Road

Approximate Gross Internal Area = 1599 sq ft / 148.6 sq m
(Including Reduced Headroom / Eaves Storage)
Reduced Headroom / Eaves Storage = 424 sq ft / 39.4 sq m



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= Reduced headroom below 1.5m / 5'0"



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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.





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