



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 a good size, 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                             |  Mortlake/Barnes Bridge Stations |
|  Modern Bathroom                          |  Outstanding Local Schools       |
|  Living Room                              |  Private Rear Garden             |
|  Modern Kitchen/Dining Area               |  No Onward Chain                 |
|  EPC Rating D / Council Tax D / Leasehold |  Period Ground Floor Maisonette  |




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

020 8876 0100



AVONDALE ROAD  
TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are maximum measurements and are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	77
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	58	59
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 