



JAMES
ANDERSON



FOR SALE

£700,000

Avondale Road, Mortlake, SW14

Offers In Excess Of

A beautifully extended and refurbished ground floor maisonette, with a private rear garden, neatly situated on a highly desirable road in Mortlake, close to the River Thames, and with excellent transport links. The property has well-presented accommodation, finished to an exacting standard, comprising two double bedrooms, a contemporary bathroom with a separate shower, a separate cloakroom, and an impressive, extended, open-plan living area at the rear, that incorporates a stylish kitchen/breakfast area and flows nicely out to the rear. The rear garden is private, laid with attractive shingle and is enclosed with contemporary style fencing. 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.



Two Double Bedrooms



Contemporary Bathroom With Separate Cloakroom



Extended Open-Plan Living Area



Modern Kitchen With Integrated Appliances



EPC Rating C / Council Tax D / Share of Freehold



Mortlake/Barnes Bridge Stations



Outstanding Local Schools



Beautifully Extended & Refurbished



Private Rear Garden

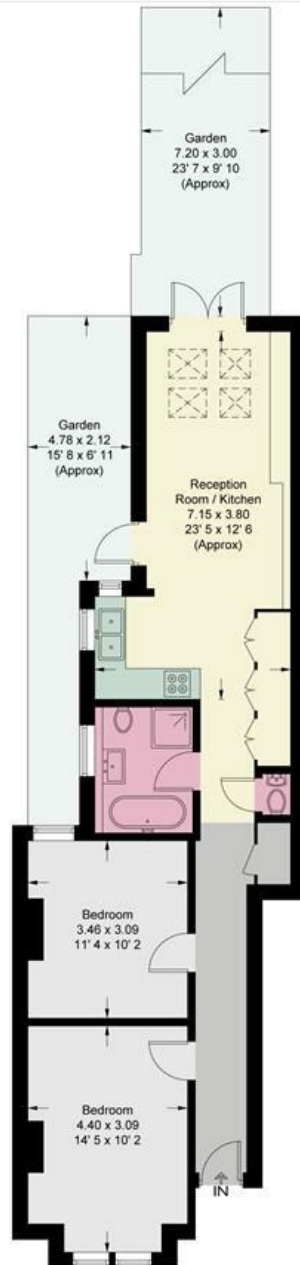


Ground Floor Maisonette



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

020 8876 0100



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	77
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		
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