



**JAMES  
ANDERSON**



# FOR SALE

**£550,000**

Clifford Avenue, SW14

Ground Floor One-Bedroom Maisonette with Private Garden & Off-Street Parking.

A rare opportunity to acquire this spacious ground floor one-bedroom maisonette, featuring a generous study, a private west-facing garden, off-street parking for several vehicles, and no onward chain.

Ideally located within easy reach of both Mortlake and North Sheen stations, the property also benefits from excellent nearby schools, including Holy Trinity and Sheen Mount, as well as a wide range of local shops, cafés, and amenities.

The accommodation comprises a well-proportioned double bedroom, a spacious study that is ideal for home working or occasional guest use, a bright and welcoming reception room, a modern fitted kitchen, and a contemporary bathroom complete with a Jacuzzi bath.

Outside, the private west-facing rear garden offers an attractive, low-maintenance retreat ideal for entertaining and enjoyment during the summer months. To the front, a private driveway provides valuable off-street parking for several cars, making this an exceptionally rare offering in this price range.



Two Spacious Bedrooms



A Modern Bathroom



Bright & Airy Reception Room



Well-Equipped Kitchen / Diner



EPC Rating D | Council Tax D | Share Of Freehold



Richmond & North Sheen Station



Excellent Local Schools



East Sheen High Street & Richmond



Ground Floor Flat With Parking



West Facing Private Garden



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

020 8876 6611



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>		66	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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			
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