JAMES ANDERSON











FOR SALE

£1,100,000

Second Avenue, London, SW14

Offers In Excess Of

Offered to the market for the first time in over 100 years, this exceptionally rare three-bedroom period home presents an outstanding opportunity to create a beautiful family home in the highly sought-after Mortlake and Barnes area. Having had just two owners throughout its history, properties of this provenance seldom become available.

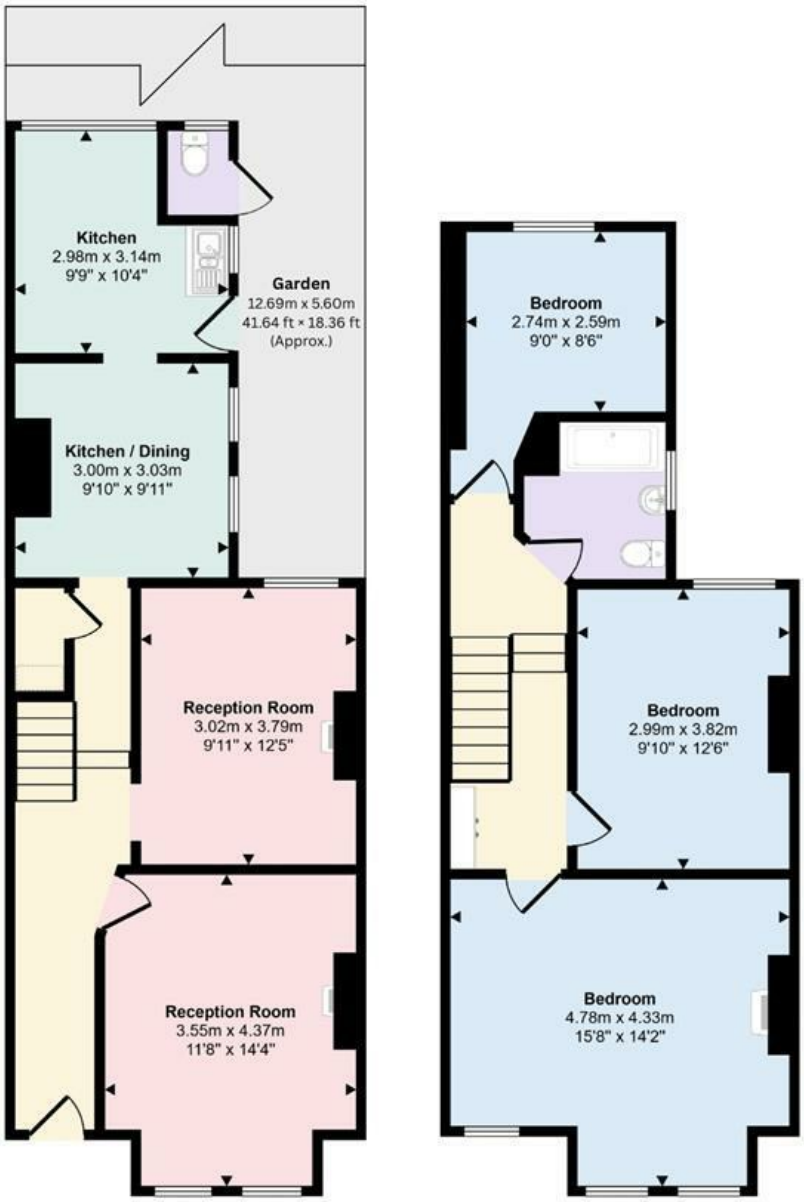
Now requiring complete modernisation, the house is a genuine renovation project, offering buyers the chance to restore, redesign and add significant value. With generous accommodation, period character and excellent scope to extend or reconfigure, subject to the usual planning consents, this is the perfect canvas for those looking to create a bespoke home.

Situated on the desirable Second Avenue, the property is ideally positioned just moments from Mortlake Station, providing direct rail services into London Waterloo, while the amenities of Barnes Village, White Hart Lane and East Sheen are all within easy reach. Residents can enjoy an excellent selection of independent cafés, restaurants, pubs, shops and riverside walks along the Thames, as well as the vast open spaces of Richmond Park, Barnes Common and the Wetland Centre. The area is also renowned for its outstanding choice of both state and independent schools, making it one of South West London's most desirable locations for families.

- Three Double Bedrooms
- One Family Bathroom
- Two Spacious Reception Rooms
- Separate Kitchen with Scope to Redesign and Extend (STPP)
- EPC Rating | Council Tax Band G | Freehold
- Barnes Bridge & Mortlake Station
- Outstanding Local Schools
- Excellent Renovation Opportunity
- Near Barnes Village, White Hart Lane and the River Thames
- Offered to the Market for the First Time in Over 100 years

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Approx Gross Internal Area
110 sq m / 1182 sq ft



Ground Floor
Approx 57 sq m / 616 sq ft

First Floor
Approx 53 sq m / 566 sq ft

Denotes head height below 1.5m

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) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	