



JAMES
ANDERSON



FOR SALE

£1,200,000

Second Avenue, London, SW14

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



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

020 8876 0100



JAMES
ANDERSON

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		
(69-80) C		
(55-68) D		
(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 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		
England & Wales	EU Directive 2002/91/EC	

