



JAMES  
ANDERSON



## FOR SALE

**£380,000**

**Clifford Avenue, London, SW14**

A beautifully presented and newly refurbished two double bedroom second floor apartment with a private balcony and sold with no onward chain.

This apartment is located in an award-winning development, benefiting from lift access and residents' off-street parking. The well-proportioned accommodation includes two generous double bedrooms, a stylish newly fitted modern bathroom, and a contemporary kitchen. The bright and spacious reception room opens onto a private west-facing balcony, perfect for enjoying the afternoon sun and picturesque views.

Ideally positioned for excellent transport links, the property is within easy reach of Mortlake Overground station, as well as Kew Gardens and Richmond District Line stations. Ample built-in storage throughout further enhances the practicality of this superb home.

An ideal choice for first-time buyers or investors alike, so early viewing is highly recommended.

Lease remaining: 86 years (approx)

Service charge: £1,600 per year (approx.)

Ground rent: £10 per year



Two Double Bedrooms



One Modern Bathroom



West Facing Reception Room



New Fully Equipped Kitchen



Leasehold | EPC Rating C | Council Tax Band C



Mortlake Train Station With Frequent Trains To Waterloo



Excellent Local School Nearby



Second Floor With Lift Access



Residents Parking

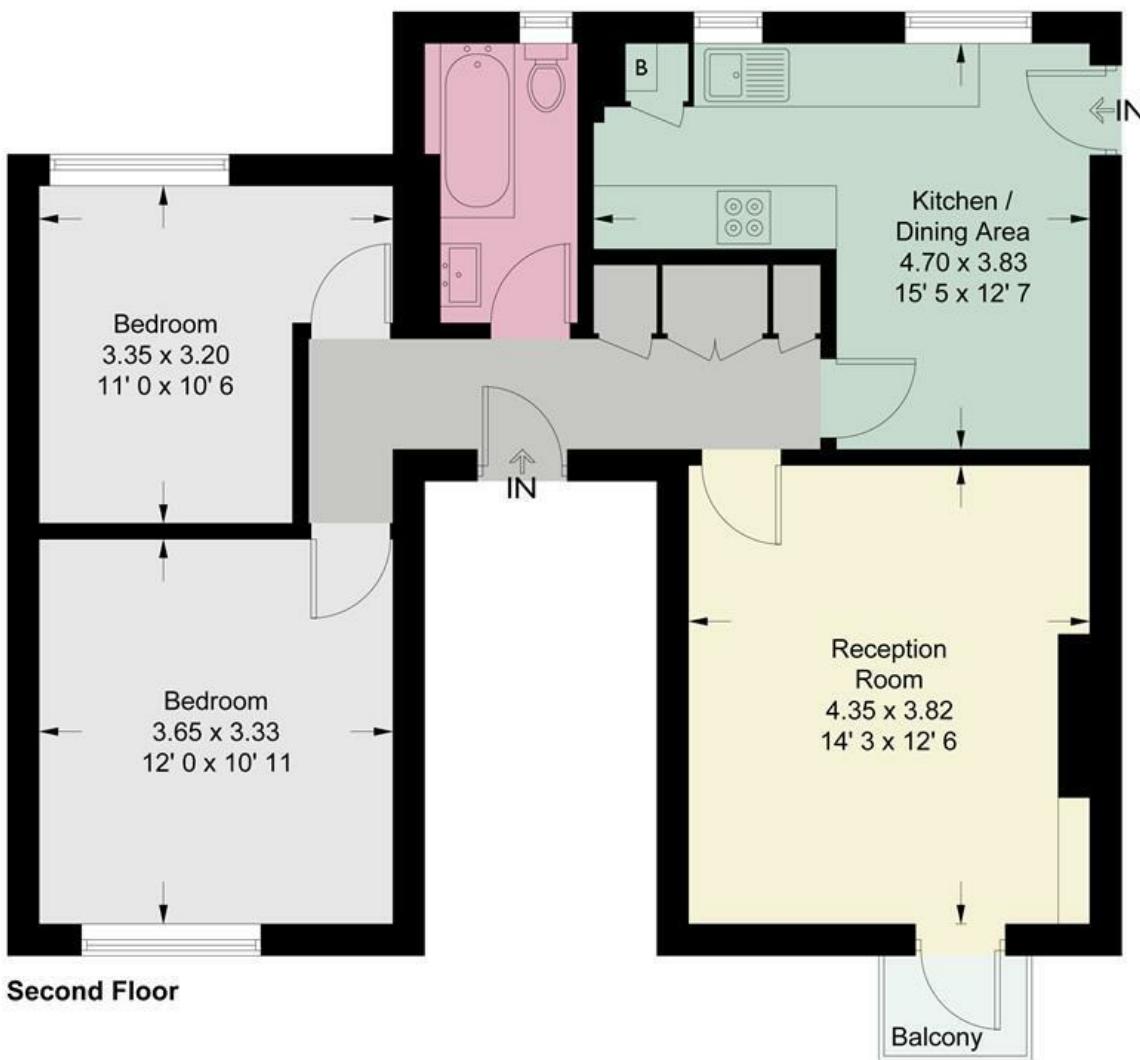


West Facing Balcony



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

**020 8876 6611**



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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

