



JAMES
ANDERSON

Avondale Road
Mortlake SW14
£795,000



Avondale Road Mortlake SW14

A modern, light and spacious upper maisonette, neatly situated in a highly desirable road in Mortlake, close to the River Thames, and within excellent transport links. The property has well-presented accommodation comprising three bedrooms, and a newly fitted bathroom over the first and second floors of this attractive period building. There are two bedrooms on the second floor with ample eaves storage, with a further double bedroom on the first floor. There is a light open sitting/dining room with an attractive fireplace, and a fantastic, modern kitchen/breakfast area at the rear of the property, fitted with integrated appliances and contemporary work surfaces. To the rear of the first floor is a large, recently fitted family bathroom and stairs that lead down to the garden. The rear garden is private and enclosed with rear pedestrian access. 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.



Weekly Planner

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
9:30 Pugby	Lunch Philip School	Lunch Philip School	Lunch Philip School	Lunch Philip School	9:30 Lunch
4:30 Club	4:30 Club	5:15 Club	4:30 School	4:30 Philip School	
Chair Beavers	Chair Beavers	Chair Beavers	Chair Beavers	Chair Beavers	

- TO DO LIST
- sponges R-115
 - Thermostat
 - Wash up
 - Postcard
 - chicken top 100















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Approximate Gross Internal Area = 1064 sq ft / 98.9 sq m
 (Including Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 57 sq ft / 5.3 sq m



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 = Reduced headroom below 1.5m / 5'0



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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.





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