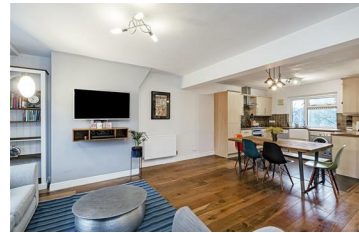




**JAMES  
ANDERSON**



## FOR SALE

**£415,000**

Clifford Avenue, London, SW14

A simply exceptional two bedroom apartment offering more than 800 sqft of accommodation. This wonderfully light and spacious home has been remodelled by the current owners to provide two double bedrooms, a family bathroom and an exceptional 26ft open plan kitchen / living area. The property is located on the second floor and benefits from views across well maintained communal gardens at the rear. Chertsey Court is a popular block with the added benefit of lifts and off street residents' parking. It is conveniently placed for local bus services and amenities, with Mortlake station being a short walk away. "Outstanding" local schools are also in the vicinity. Lease and service charge information is available on request.



Two Double Bedrooms



One Family Bathroom



Fully Equipped Kitchen



Stunning Open Plan Living Space



EPC Rating C



Close To Mortlake Station



Excellent Local Schools Nearby



Popular Development

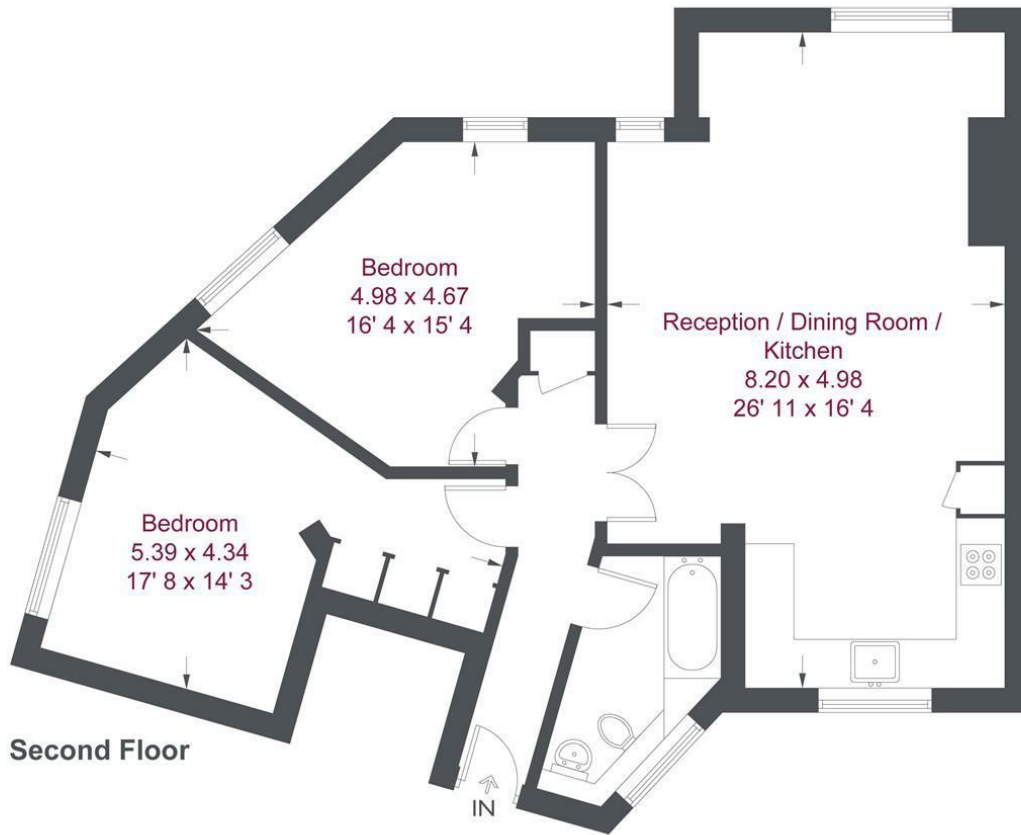


Second Floor



Over 800 sqft





## Chertsey Court

Approximate Gross Internal Area = 839 sq ft / 78 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in  
accordance with the current edition of the RICS Code of Measuring Practice

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>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

