



FOR SALE

£2,500,000

York Avenue, London, SW14

A wonderful six-bedroom detached house situated in this highly desirable avenue close to the Sheen Gate to Richmond Park. Properties in this location are rarely available, particularly with a substantial plot and potential to be extended by way of a side and rear extension (subject to the usual consents). The accommodation is arranged over three floors to offer six bedrooms, two bathrooms, two reception rooms, kitchen, downstairs w/c, garage, off street parking and a lovely west-facing rear garden. York Avenue is an attractive and popular residential location with Mortlake railway station approximately 0.7 miles away, providing frequent services to Waterloo and Clapham Junction. There are also many excellent schools in the general vicinity including Sheen Mount Primary School, St Paul's, Tower House, Ibstock Place School, The German and Swedish Schools and Colet Court.

Council tax band H.

- 📇 Six Bedrooms
 - Two Bathrooms
 - Two Reception Rooms
 - Separate Kitchen / Dining Room
 - 🐐 🗜 EPC Rating E

- 📮 Mortlake Station (Zone 3)
- Excellent Schools Nearby
- Moments From Richmond Park
- Detached & West Facing Garden
- In Excess of 3,160 Sqft

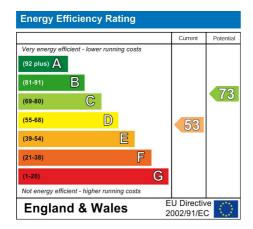
k Avenue

oximate Gross Internal Area = 2612 sq ft / 242.7 sq m Iding Reduced Headroom / Eaves / Void) ced Headroom / Eaves = 354 sq ft / 32.9 sq m ge = 203 sq ft / 18.9 sq m = 3169 sq ft / 294.5 sq m

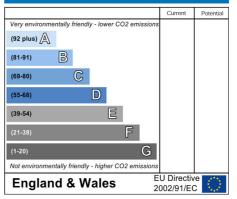




accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant ns. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in tion with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Environmental Impact (CO₂) Rating





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