



**JAMES  
ANDERSON**



## FOR SALE

**£1,100,000**

Second Avenue, London, SW14

Asking Price

A charming, period family home located within one of the most popular residential roads in the Barnes area. This character family home is in need of some updating, but provides light accommodation arranged over two floors, plus a bonus, part converted loft area. The ground floor offers a spacious double reception room with an attractive fireplace and some lovely period features, an extended kitchen/breakfast room, which leads to a shower room and storage. The first floor comprises three bedrooms, two with fitted wardrobes, plus there is a family bathroom. There is a paddled staircase that leads up from the landing to a light and bright loft conversion. The rear garden is private and enclosed with a gate providing useful rear access. Second Avenue is a popular location close to outstanding schools and conveniently placed for the amenities of White Hart Lane and Barnes Village. Barnes Bridge Station is also within walking distance. The property is available for with no onward chain.

-  Three Bedrooms Plus Loft Area
-  Bathroom & Shower Room
-  Double Reception Room
-  Kitchen/Breakfast Room
-  EPC Rating D / Council Tax G / Freehold
-  Barnes Bridge Station
-  Outstanding Local Schools
-  Part Converted Loft
-  No Onward Chain
-  Attractive Period Home



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

020 8876 0100



# Second Avenue

Approximate Gross Internal Area = 1301 sq ft / 120.9 sq m

(Excluding Reduced Headroom / Shed)

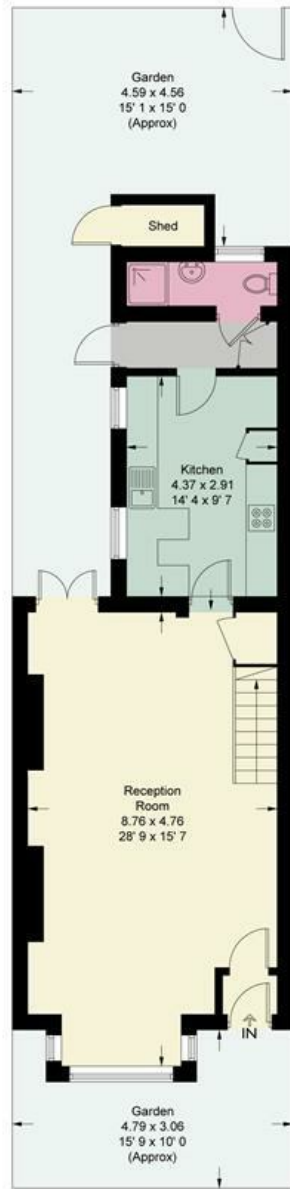
Reduced Headroom = 145 sq ft / 13.5 sq m

Total = 1446 sq ft / 134.4 sq m

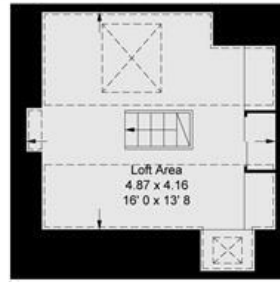


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= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
640 sq ft / 59.5 sq m



**Second Floor**  
207 sq ft / 19.2 sq m  
(Including Reduced Headroom)



**First Floor**  
599 sq ft / 55.7 sq m  
(Including Reduced Headroom)



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) <b>A</b>			<b>77</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</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			
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