



JAMES
ANDERSON



TO LET

Avondale Road, Barnes, SW14

£2,500 Per Month

Per Month

A charming ground floor maisonette situated on a sought-after residential road in Mortlake. This well-presented property features a bright and spacious reception room, a generously sized primary bedroom with built-in storage, and a second bedroom ideal for guests, a home office, or a nursery. The large eat-in kitchen offers ample space for dining and entertaining, and leads out to a beautifully landscaped, low-maintenance private garden—perfect for relaxing or alfresco dining. The bathroom is fitted with a shower over the bath, completing this delightful home.



Two Bedrooms



Family Bathroom



Bright Reception Room



Spacious Kitchen



EPC D/ Council Tax D/Deposit £2,884.61



Excellent Transport Links



Thomson House School



River Thames



Private Garden



Holding Deposit £576.92 / Minimum Term 12 Months



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

0208 878 8688

Avondale Road, SW14
 Approx. Gross Internal Area
 711 Sq Ft - 66.05 Sq M



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.
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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		
	63	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

