



**JAMES  
ANDERSON**



## TO LET

**£4,750**

Second Avenue, London, SW14

Finished to an exceptional level, this lovely family home benefits from an abundance of charm and character and is arranged over three floors to provide a loft bedroom with en suite, three further double bedrooms, a stunning family bathroom, a through reception room with feature fireplace and wooden floors and a large family kitchen/dining room with bi-folding doors that open on to the rear garden. Second Avenue is conveniently placed for the amenities of White Hart Lane and Barnes Village, with East Sheen also being within reach. For the commuter Barnes Bridge station is a short walk away with local bus services offering a regular service into Hammersmith.



Four Bedrooms



Two Bathrooms



Through Reception Room



Open Plan Kitchen



EPC Rating D/ Council Band Tax G/ Deposit £5,480.77



Barnes Bridge Station



Outstanding Local Schools



White Hart Lane



Private Garden



Holding Deposit £1,096.15/ Minimum Term 12 Months



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

**0208 878 8688**

# Second Avenue

Approximate Gross Internal Area = 1590 sq ft / 147.7 sq m  
 (Excluding Reduced Headroom / Eaves Storage)  
 Reduced Headroom / Eaves Storage = 157 sq ft / 14.6 sq m  
 Total = 1747 sq ft / 162.3 sq m



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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.



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>		57	67
(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>		51	62
(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		

