



**JAMES  
ANDERSON**



## FOR SALE

## £1,425,000

First Avenue, London, SW14

Guide Price

Attractive, period family home located within one of the finest roads in the Barnes area. This modern and light property has accommodation arranged over three floors. The ground floor offers a spacious double reception room with a gas fire, cloakroom, and an extended kitchen/dining room, fitted with integrated appliances, an island, and has doors out to the rear garden. The first floor comprises three bedrooms, all with fitted wardrobes and a stylish family bathroom with separate shower. An impressive principle bedroom with en-suite shower room, fitted wardrobes and eaves storage are located on the second floor. From this bedroom, there is access out to an attractive, fully consented, 16ft roof terrace. Planning consent has also been approved to partially extend the accommodation over the roof terrace. The rear garden is mostly paved, enclosed and has a gate providing useful access. First 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.

-  Four Bedrooms
-  Barnes Bridge Station
-  Modern Family Bathroom, Cloakroom & En-Suite
-  Outstanding Local Schools
-  Spacious Double Reception Room
-  Roof Terrace & Garden
-  Extended Kitchen/Dining Room
-  Highly Desirable Road
-  EPC Rating (TBC) / Council Tax G / Freehold
-  Attractive Period Property



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

020 8876 0100

# First Avenue

Approximate Gross Internal Area = 1455 sq ft / 135.2 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 98 sq ft / 9.1 sq m  
 Total = 1553 sq ft / 144.3 sq m



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>		
(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>		
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