



FOR SALE

£1,195,000

Portman Avenue, London, SW14

A beautifully presented three bedroom house located on the favoured west side of a popular residential road. This well presented property offers immaculate accommodation that is arranged over two floors to provide three bedrooms, a family bathroom, a bay fronted reception room, a separate dining room and an extended eat in kitchen/breakfast room. The property is enhanced by a west facing, rear garden and offers scope to further extend subject to the usual local authority consents. Portman Avenue is a highly sought after road in the heart of East Sheen. The OFSTED rated 'Outstanding' Thomson House Primary School is on the doorstep. Local shops, cafes, and restaurants, several other Primary Schools, Mortlake Mainline Station, Richmond Park and The River Thames are also nearby.



Three Bedrooms

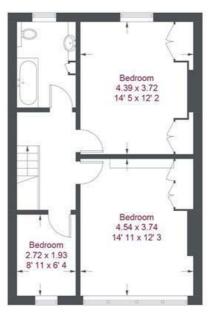


- , One Reception Room
- Eat In Kitchen/Breakfast Room
- 🔅 🛛 Freehold | EPC C | Council Tax F

- 📮 🛛 Close To Mortlake Station
- School Thomson House Primary School
- Popular Residential Road
- West Facing Garden
- Potential To Extend (STPP)

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





736 sq ft / 68.4 sq m



Portman Avenue

Approximate Gross Internal Area = 1327 sq ft / 123.3 sq m

accordance with the current edition of the RICS Code of Measuring Practice Energy Efficiency Rating Environmental Impact (CO₂) Rating Current Potential Current Potential Very energy efficient - lower running costs Very environmentally friendly - lower CO2 emission (92 plus) 🛕 (92 plus) 🗛 86 84 (81-91) В 69 (69-80) (69-80) 65 D D (55-68) (55-68) Ξ Ξ (39-54) (39-54) (21-38) F F G G Not energy efficient - higher running costs Not environmentally friendly - higher CO2 emission EU Directive 2002/91/EC EU Directiv **England & Wales England & Wales** 2002/91/EC

Not to scale, for guidance only and must not be relied upon as a statement of fact All measurements and areas are approximate only and have been prepared in



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