



**JAMES
ANDERSON**



TO LET

Second Avenue, Mortlake, SW14











£5,500 Per Month

Per Month

Stunning five-bedroom terraced house located on the highly sought-after Second Avenue. Impeccably presented throughout, the ground floor offers an elegant double reception room with wooden flooring, a spacious eat-in kitchen, and a charming courtyard garden.

The first floor comprises a sizeable principal bedroom with built-in wardrobes, a second double bedroom, a single bedroom, and a beautifully appointed family bathroom. The top floor provides two further double bedrooms, both with built-in storage, along with a contemporary shower room.

Second Avenue is perfectly positioned for the excellent transport links of Barnes Bridge Station, as well as the boutique shops, cafés, and amenities of White Hart Lane.

-  Five Bedrooms
-  Two Stunning Bathrooms
-  Double Reception Room
-  Beautiful Eat-In Kitchen
-  EPC D / Council Tax G / Deposit £6,057.69
-  Barnes Bridge Station
-  Outstanding Local Schools
-  Close to the River Thames
-  Private Courtyard Garden
-  12 Month Minimum Term / £1,211.53



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

0208 878 8688

Second Avenue, Mortlake, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 1672 SQ FT 155.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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			
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		

