



**JAMES
ANDERSON**



FOR SALE

£630,000

Avondale Road, Mortlake, SW14

Located on a popular residential road in Mortlake, this well-presented period maisonette, offers an abundance of charm and character. The property is located on the ground floor, and has modern accommodation which is arranged to provide two spacious bedrooms, one with fitted wardrobes, bay window and an attractive fireplace. The living/dining area is at the rear of the property, which is open-plan to a modern kitchen, which has access out to the garden. There is a stylish modern shower/wet room with a utility area. The property is further enhanced by an attractive enclosed rear garden, which has established plants and shrubs, whilst being mainly laid with decorative blue slate chippings, and shingle. Avondale Road is conveniently placed for the shops and amenities of White Hart Lane, and Barnes Village. For the commuter, Mortlake and Barnes Bridge Stations are a short walk away, along with some outstanding schools.

-  Two Bedrooms
-  Stylish Shower Room/Utility Area
-  Living/Dining Area
-  Modern Kitchen
-  EPC Rating D / Council Tax D / Leasehold
-  Mortlake Station
-  Outstanding Local Schools
-  Attractive Private Rear Garden
-  Light, Airy & Well-Presented
-  Period Ground Floor Maisonette



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

020 8876 0100

Avondale Road

Approximate Gross Internal Area = 674 sq ft / 62.6 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 13 sq ft / 1.2 sq m
 Total = 687 sq ft / 63.8 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

