



**JAMES  
ANDERSON**










# FOR SALE

**£759,950**

## Avondale Road, Mortlake, SW14

A light and spacious upper maisonette, neatly situated in a highly desirable road in Mortlake, close to the River Thames, and is available for sale with no onward chain. The property has spacious accommodation comprising three bedrooms and two bathrooms over the first and second floors of this attractive period building. The main bedroom is on the second floor, and has a modern en-suite shower room and ample eaves storage, plus there is an additional double bedroom on this floor. There is a large sitting room that spans across the front of the first floor, and has an attractive fireplace, whilst there is a spacious modern kitchen/dining area at the rear of the property, that has access down to the garden and to the main bathroom that has separate shower. The rear garden is private and enclosed with rear pedestrian access. Barnes Bridge and Mortlake stations are a short walk away - both have a direct service to London Waterloo. Avondale Road is conveniently placed for the shops and amenities of White Hart Lane and Barnes High Street. Outstanding local primary schools are also within easy reach.

Share of Freehold  
950 Years Remaining  
No service charges or ground rent

-  Three Bedrooms
-  Two Shower/Bathrooms
-  Large Reception Room
-  Spacious Kitchen/Dining Room
-  EPC Rating D / Council Tax D / Share of Freehold
-  Mortlake Station
-  Outstanding Local Schools
-  Private Rear Garden
-  No Onward Chain
-  Period Upper Maisonette



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

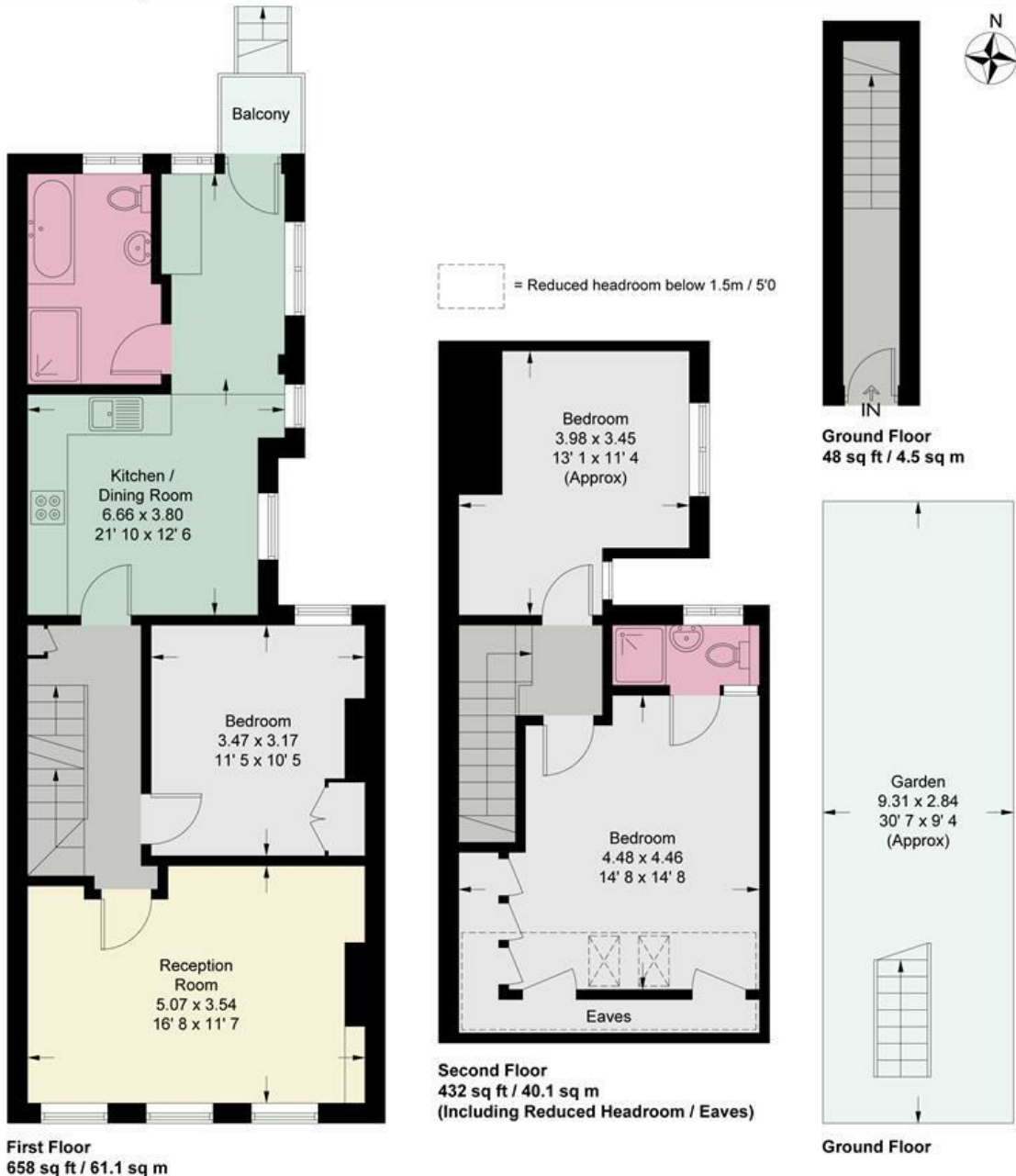
**020 8876 0100**

# Avondale Road

Approximate Gross Internal Area = 1069 sq ft / 99.3 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 69 sq ft / 6.4 sq m  
 Total = 1138 sq ft / 105.7 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>		<b>64</b>	<b>72</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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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		

