



**JAMES
ANDERSON**



FOR SALE

£399,950

Clifford Avenue, London, SW14

A beautifully presented two double bedroom first floor apartment presented in excellent condition throughout. This lovely home has accommodation arranged to provide two bedrooms, a modern bathroom and separate kitchen with space for dining, and a wonderfully light reception room which enjoys a southerly aspect. The property is situated on the first floor of an award winning block which is served by a lift and is conveniently placed for both the overground in Mortlake and district line stations in Kew and Richmond. Further benefits include ample storage throughout, a long lease and residents off street parking.

Lease remaining: circa 105 years
Ground rent: £10 per year
Service charge: £2,124 per year



Two Double Bedrooms



One Family Bathroom



Reception Room With Space For Dining



White Gloss Modern Kitchen



Leasehold | EPC | Council Tax C



Mortlake Nearest Station (24 minutes to Waterloo)



Located Close To Excellent Primary Schools



Popular Residential Development



Residents Off Street Parking



In Excess Of 800 Sqft



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

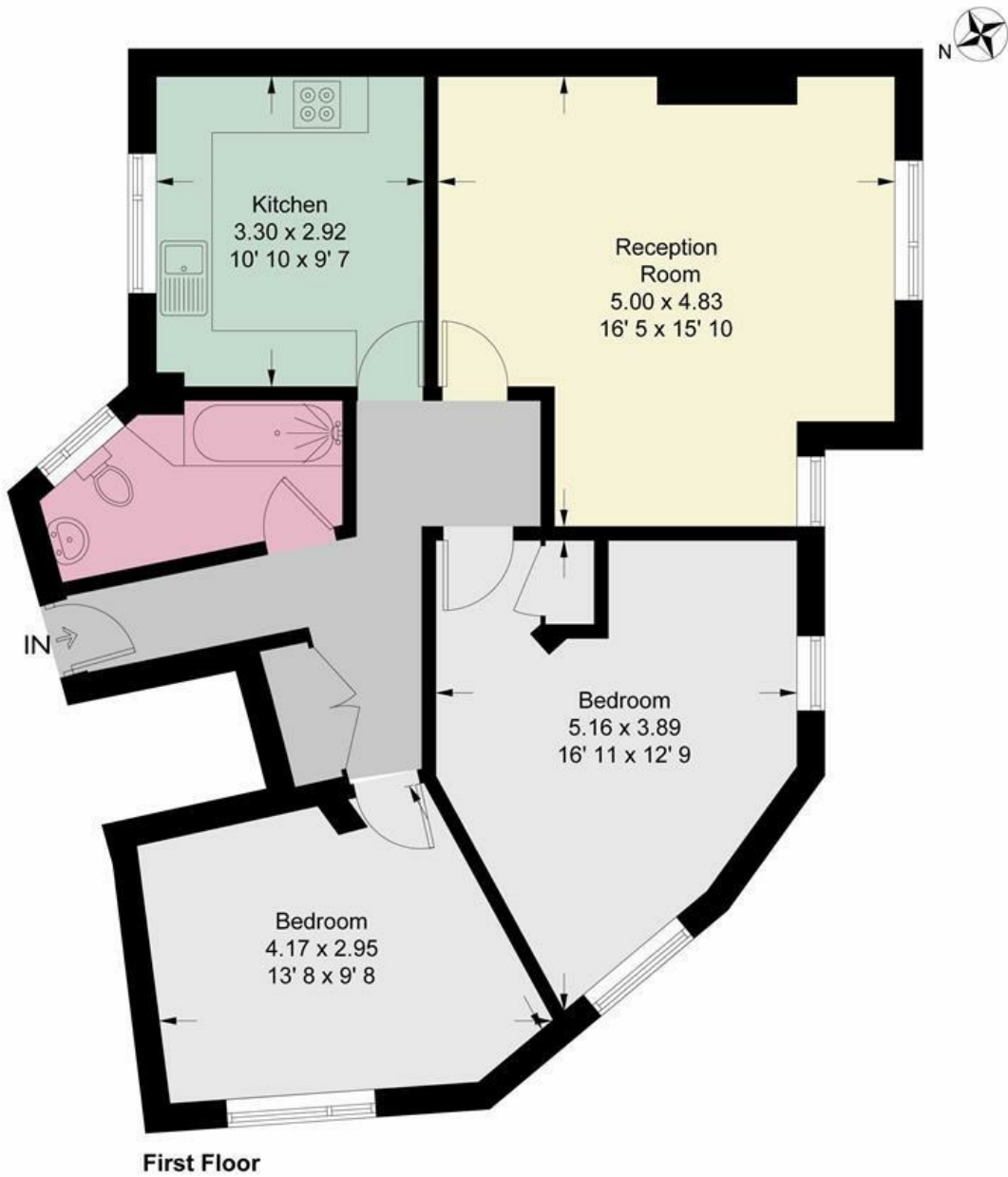
020 8876 6611

Chertsey Court

Approximate Gross Internal Area = 815 sq ft / 75.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
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