



**JAMES
ANDERSON**



TO LET

First Avenue, London, SW14

£9,000 Per Calendar

Per Calendar Month

Welcome to this charming property located on First Avenue in London! This delightful house boasts not only 2 reception rooms but also 3 bedrooms, providing ample space for comfortable living. With the recent renovation and refurbishment, this property exudes a fresh and modern feel, perfect for those seeking a contemporary home in the heart of the city.

One of the highlights of this property is the open-plan kitchen, ideal for hosting gatherings and creating culinary delights while staying connected with guests. Additionally, the 2 bathrooms ensure convenience and privacy for all residents, making busy mornings a breeze.

Whether you're looking to settle down in a vibrant neighbourhood or seeking a stylish residence with a touch of elegance, this house on First Avenue offers the perfect blend of comfort and sophistication. Don't miss out on the opportunity to make this beautifully renovated property your new home!



Four Double Bedrooms



Two Bathrooms



Double Reception Room



Open Plan Kitchen



EPC Rating C | Council Tax Band G | Holding Deposit £



Barnes Bridge Station



River Thames



White Hart Lane



Newly Refurbished



12 Month Minimum Term | Deposit £12461

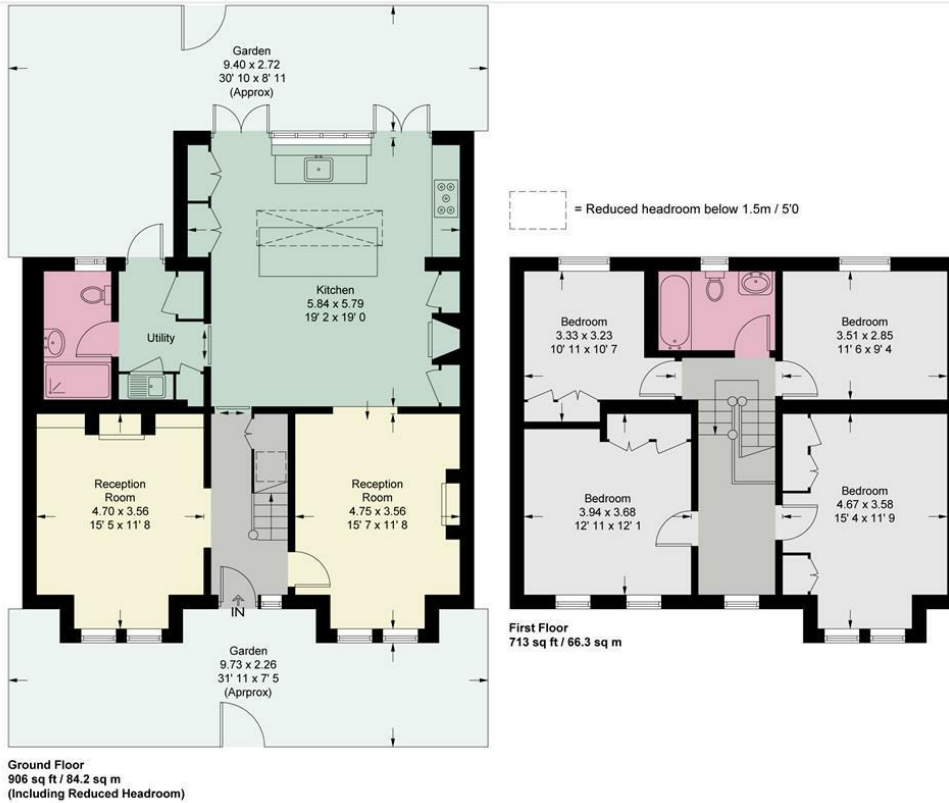


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

First Avenue

Approximate Gross Internal Area = 1615 sq ft / 150.1 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 4 sq ft / 0.4 sq m
 Total = 1619 sq ft / 150.5 sq m



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) A			84
(81-91) B		71	
(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	

