



**JAMES  
ANDERSON**



**FOR SALE**








**£300,000**

Clifford Avenue, London, SW14

A well proportioned one bedroom first floor apartment situated in a popular purpose-built development with a west facing balcony and residents off street parking. The property will benefit from some updating and boasts more than 500 sqft of accommodation, making this a fantastic opportunity to create a home of your own design. There is also a west facing balcony, excellent separate storage and useful lift access.

This flat is situated in the charming area of Mortlake. The nearby Mortlake/North Sheen train stations offer quick and easy access to central London, perfect for commuters. Additionally, the area boasts a variety of shops, cafes, and restaurants, as well as beautiful green spaces such as the Thames Path and nearby Mortlake Green, providing a delightful balance of convenience and tranquility.

Tenure: leasehold (87 years remaining)  
Ground rent: £10 per year  
Service charge: £1,235 PER YEAR (approx)

-  One Double Bedroom
-  One Bathroom
-  Large Reception Room
-  Separate Kitchen
-  Leasehold | EPC TBC | Council Tax B
-  Excellent Transport Links
-  First Floor Apartment (with lift access)
-  Popular Residential Development
-  West Facing Balcony
-  Residents Parking



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

020 8876 6611

# Chertsey Court

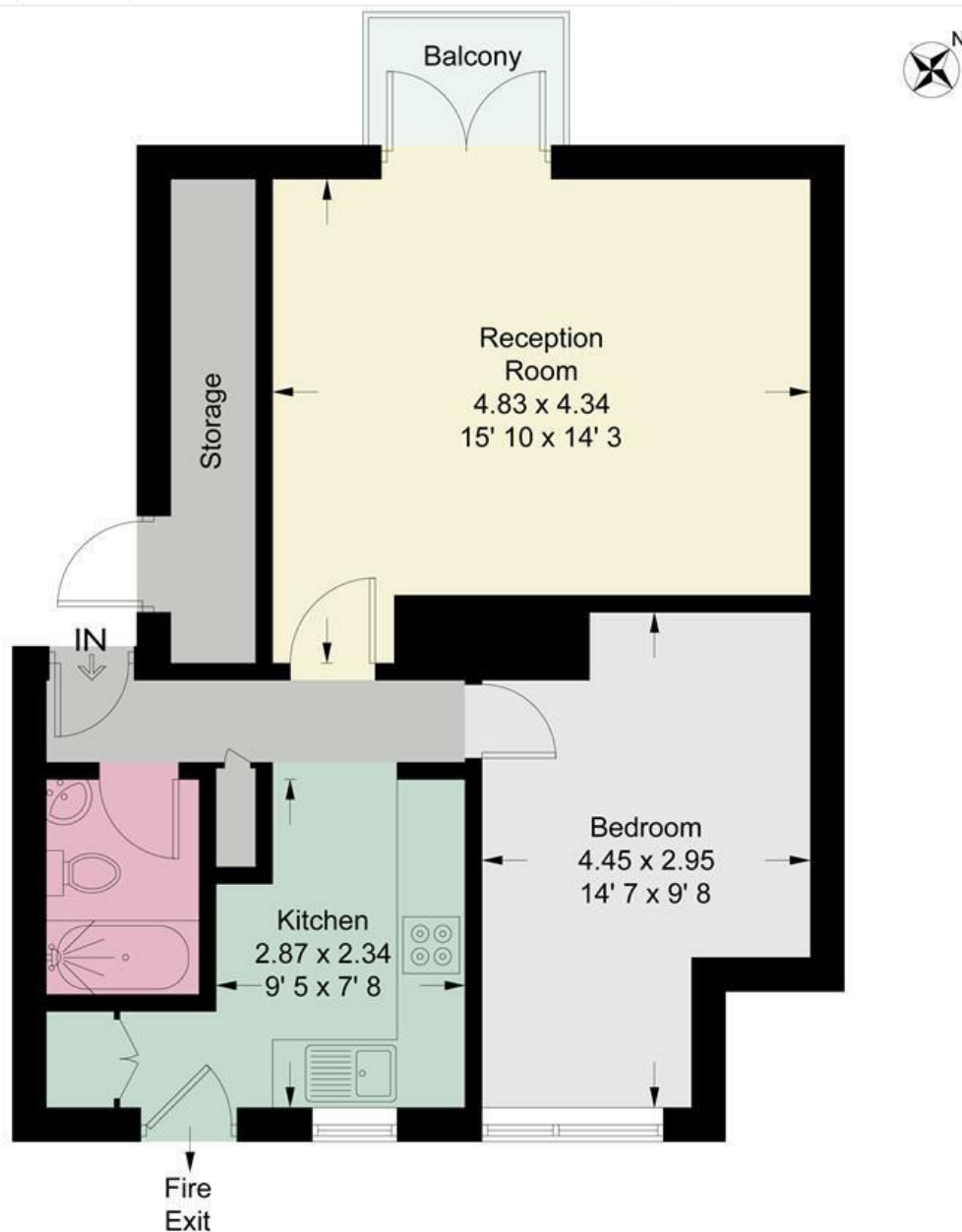
Approximate Gross Internal Area = 515 sq ft / 47.9 sq m

Storage = 37 sq ft / 3.4 sq m

Total = 552 sq ft / 51.3 sq m



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## First Floor

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>		
(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>		
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