



JAMES  
ANDERSON



# FOR SALE

**£1,300,000**

Portman Avenue, London, SW14

FOUR BEDROOM HOUSE - NO CHAIN - END OF TERRACE - 1,769 Sqft - POTENTIAL TO FURTHER EXTEND

A charming end-of-terrace house that retains its original period features while offering modern enhancements, including a loft extension. With further potential to add value through a ground floor extension (subject to the necessary consents), this home is an excellent opportunity.

The ground floor boasts bright and spacious reception rooms, complemented by an open-plan kitchen and dining area that seamlessly connects to the patio and lawned garden that also boasts useful side access. Additional features include a utility area and a convenient downstairs toilet.

Four Bedrooms

Two Bathrooms

Bay Fronted Reception Room

Ideal Kitchen / Dining Space For Entertaining

Freehold | EPC D | Council Tax Band G

Just 0.3 Miles To Mortlake Train Station

Thomson House Primary School [RATED OUTSTANDING]

Popular Residential Avenue

NO CHAIN

Potential To Further Extend (STPP)



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

**020 8876 6611**



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	82	
(1-20) G	57	
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

