



JAMES  
ANDERSON



## FOR SALE

Portman Avenue, London, SW14

**£1,300,000**

Offers In Excess Of

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

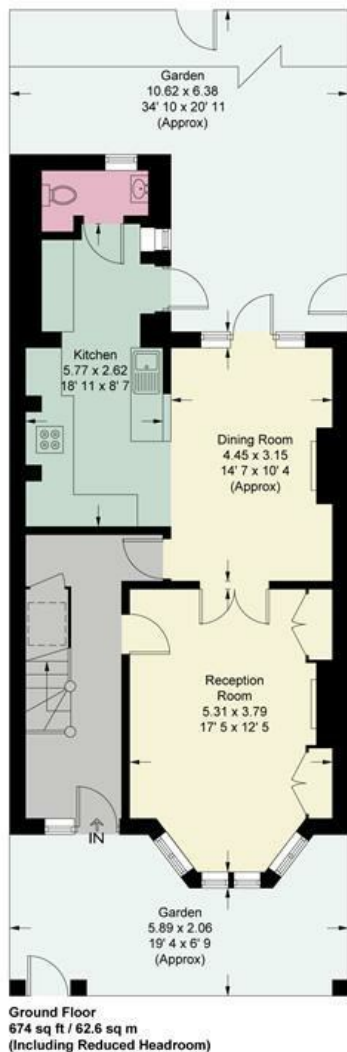
020 8876 6611

# Portman Avenue

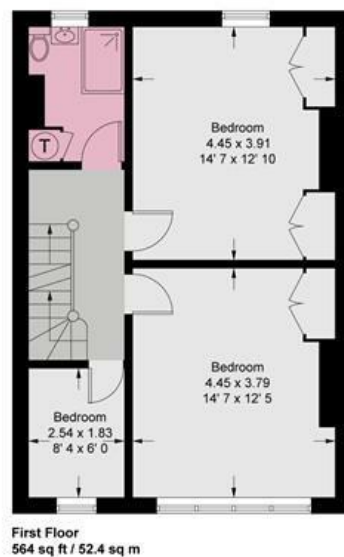
Approximate Gross Internal Area = 1769 sq ft / 164.3 sq m  
(Including Reduced Headroom / Eaves Storage)  
Reduced Headroom / Eaves Storage = 160 sq ft / 14.9 sq m



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□ = Reduced headroom below 1.5m / 5'0"



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.

