



JAMES
ANDERSON



FOR SALE

£835,000

Avondale Road, Mortlake, SW14

An exceptional, light and spacious upper maisonette, neatly situated in a highly desirable road in Mortlake, close to the River Thames with excellent transport links. The property has well-presented accommodation comprising three bedrooms and two bathrooms over the first and second floors of this attractive period building. The main bedroom is on the second floor, and has a modern en-suite shower room and ample eaves storage, whilst there are two further bedrooms on the first floor, that have use of a stylish family bathroom. There is a light and airy sitting room at the front, and a fantastic, modern kitchen/dining area at the rear of the property, fitted with integrated appliances and stone work surfaces, that has access out to a rear balcony, which has stairs that lead down to the garden. The rear garden is private and enclosed with rear pedestrian access. Barnes Bridge and Mortlake stations are a short walk away - both have a direct service to London Waterloo. Avondale Road is conveniently placed for the shops and amenities of White Hart Lane and Barnes High Street. Outstanding local primary schools are also within easy reach.



Three Bedrooms



Two Stylish Bathrooms



Bright Reception Room



Impressive Kitchen/Dining Room



EPC Rating C / Council Tax E / Leasehold



Mortlake/Barnes Bridge Stations



Outstanding Local Schools



Close to River Thames



Private Rear Garden



Exceptional Upper Maisonette



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

020 8876 0100

Avondale Road, Mortlake

Approximate Gross Internal Area = 1426 sq ft / 132.5 sq m
(Including Reduced Headroom / Eaves Storage)
Reduced Headroom = 355 sq ft / 31 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

