



JAMES  
ANDERSON








## FOR SALE

**£350,000**

Avondale Road, Mortlake, SW14

This spacious, larger than average, modern apartment is located on a highly desirable road in Mortlake, with excellent transport links, and is close to the River Thames. The property is located on the first floor, with accommodation arranged to provide a spacious hall area, with space for a desk, a light and spacious sitting/dining area, a double bedroom with fitted wardrobes, and a kitchen and bathroom. The property is enhanced by gas heating, an allocated parking space, and useful private loft storage. Avondale Road is conveniently placed for the amenities of White Hart Lane and Barnes Village. For the commuter, both Barnes Bridge and Mortlake Stations are a short walk away, along with the 209 bus. The property would be ideal for a first time buyer, buy to let, or even a second home.

-  Double Bedroom With Fitted Wardrobes
-  Bathroom
-  Sitting/Dining Room
-  Kitchen/Breakfast Room
-  EPC Rating C / Council Tax D / Leasehold

-  Near Barnes Bridge/Mortlake Station
-  Excellent Local Schools
-  Allocated Parking Space
-  Potential To Make A Two Bedroom Property
-  First Floor Apartment



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

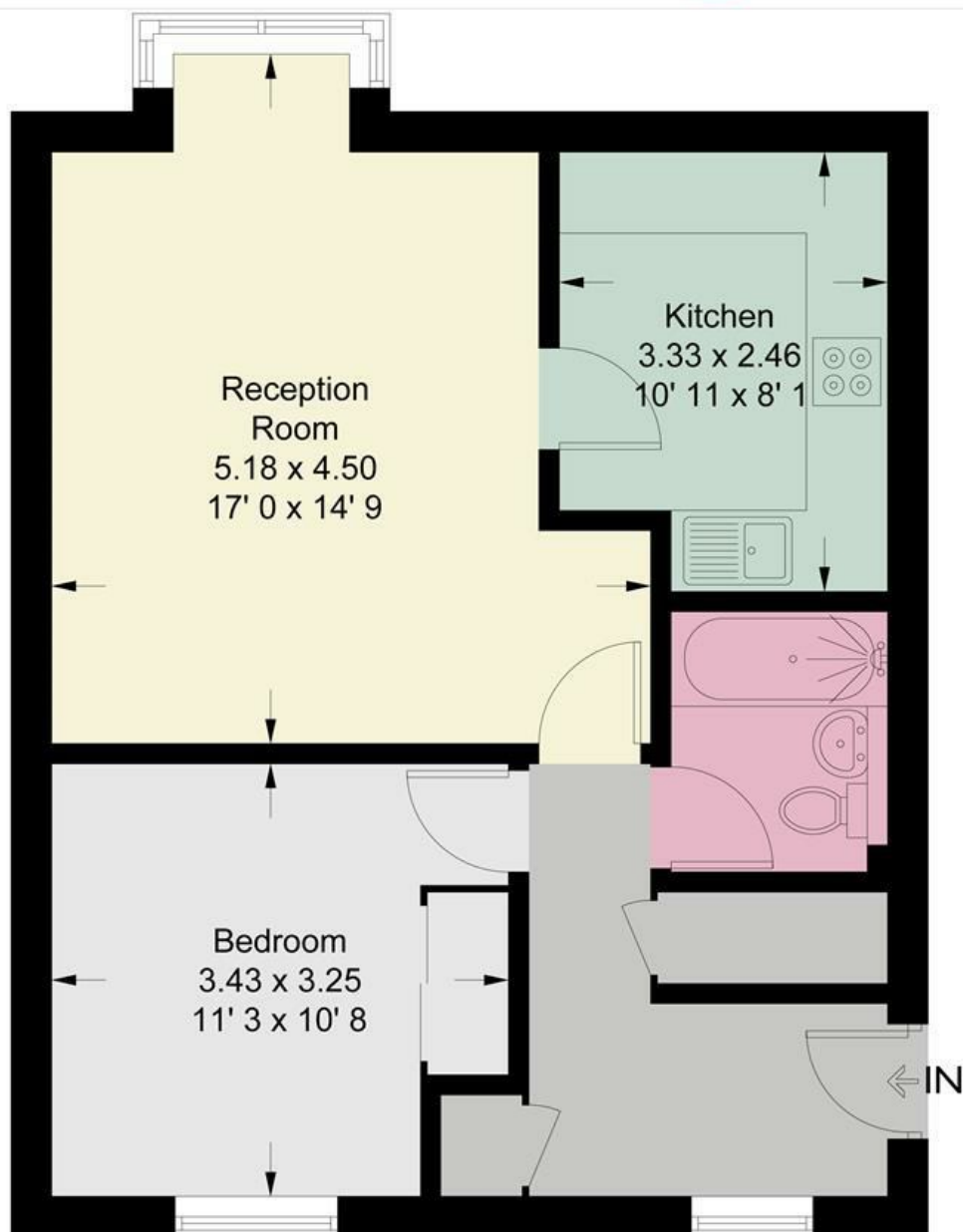
**020 8876 0100**

# Dovecote Gardens

Approximate Gross Internal Area = 542 sq ft / 50.4 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) 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 <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	

