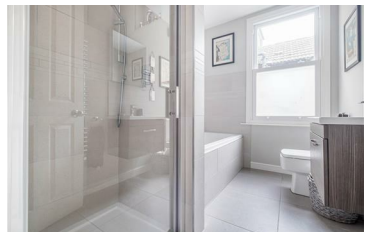




JAMES  
ANDERSON



## FOR SALE

Avondale Road, Mortlake, SW14

**£850,000**

Guide Price

An exceptional, period, upper maisonette, neatly situated on a highly desirable road in Mortlake. This beautifully presented property occupies the first and second floor of this attractive period building and is arranged to provide three bedrooms, the principal bedroom being on the second floor and benefitting from a modern, en-suite shower room and a rear facing Juliet balcony. The two remaining bedrooms have use of a luxurious family bathroom on the first floor that has a separate shower. The sitting room is at the front of the property and is lovely and light with an attractive fireplace. A particular feature of the property is a large, spacious and modern kitchen/dining room that has integrated appliances, stone worktops and opens out to a rear balcony. The rear garden arrangement is one of the best we've seen in the area, as it is wider than average, nicely presented and enclosed. Avondale Road is located close to the amenities of White Hart Lane and Barnes village. For the commuter, local bus services provide access into Richmond and Putney with its underground links, Mortlake and Barnes Bridge stations are also within easy reach. Outstanding local schools are within walking distance.



Three Bedrooms



Two Stylish Bath/Shower Rooms



Bright Sitting Room With Attractive Fireplace



Stunning Kitchen/Dining Room



EPC Rating D / Council Tax D / Share of Freehold



Mortlake/Barnes Bridge Stations



Outstanding Local Schools



Superb Private Rear Garden



Beautifully Presented



Spacious Period Upper Maisonette



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

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# Avondale Road

Approximate Gross Internal Area = 1059 sq ft / 98.5 sq m  
(Excluding Reduced Headroom / Eaves Storage)  
Reduced Headroom / Eaves Storage = 179 sq ft / 16.6 sq m  
Total = 1238 sq ft / 115.1 sq m



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	77

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	

