



JAMES
ANDERSON



FOR SALE

£1,450,000

Hertford Avenue, London, SW14

A rare opportunity to acquire this superbly proportioned semi-detached family house occupying an advantageous corner position opposite Palewell Common. The property offers excellent potential to extend the into the loft, to the side and at the rear to create a truly special family home (STPP). The spacious accommodation is currently arranged over two floors and features a secluded rear garden, a double garage, and views toward Palewell Common. Hertford Avenue is a popular tree-lined road on the park side of East Sheen, less than half a mile from the main Sheen shopping centre and just over half a mile from Mortlake Railway Station, with its service to Clapham Junction and Waterloo. Furthermore, the house gives almost immediate access to open country with its position directly opposite Palewell Common and is also less than 5 minutes' walk from the Sheen Gate to the wonderfully diverse nature of Richmond Park, the largest park in London.



Three Bedrooms



One Bathroom



Through Reception Room



Kitchen With Potential



Freehold | EPC D | Council Tax F



Mortlake Station (Zone 3)



East Sheen Primary School



Fantastic Views Toward Palewell Common



Double Garage



Potential To Extend (STPP)



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

020 8876 6611

Hertford Avenue

Approximate Gross Internal Area = 1582 sq ft / 147 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 399 sq ft / 37.1 sq m
Garage = 344 sq ft / 32 sq m
Total = 2325 sq ft / 216.1 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		82
(81-91) B		
(69-80) C		60
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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