



JAMES
ANDERSON



FOR SALE

£1,500,000

First Avenue, London, SW14

Attractive, period family home located within one of the finest roads in the Barnes area. This modern and light property has spacious accommodation arranged over three floors. The ground floor offers a spacious double reception room with an attractive fireplace, and an extended modern kitchen/dining room, fitted with integrated appliances, an island, and has doors out to the rear garden. The first floor comprises three spacious bedrooms, and a stylish family bathroom. An impressive principle bedroom with en-suite shower room, fitted wardrobes, and eaves storage are located on the second floor. The rear garden is a good size for the road, is mostly laid with artificial grass, enclosed, and has a gate providing useful rear access. First Avenue is a popular location close to outstanding schools and conveniently placed for the amenities of White Hart Lane and Barnes Village. Barnes Bridge Station is also within walking distance. The property is available for sale with no onward chain.



Four Bedrooms



Modern Family Bathroom & En-Suite Shower Room



Spacious Double Reception Room



Extended Modern Kitchen/Dining Room



EPC Rating (TBC) / Council Tax G / Freehold



Barnes & Barnes Bridge Station



Outstanding Local Schools



Enclosed Rear garden



No Onward Chain



Attractive Period Family Home



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

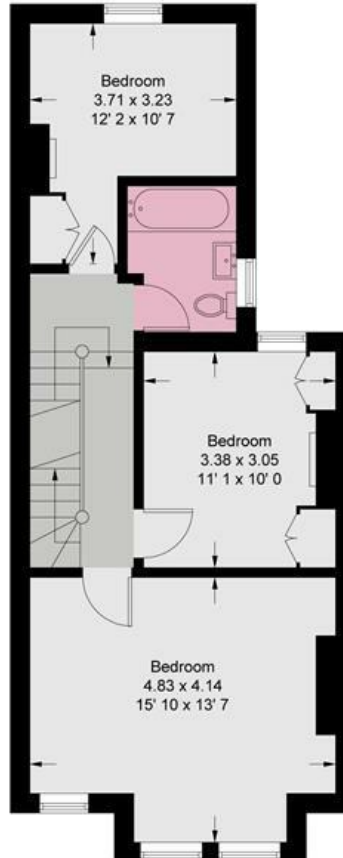
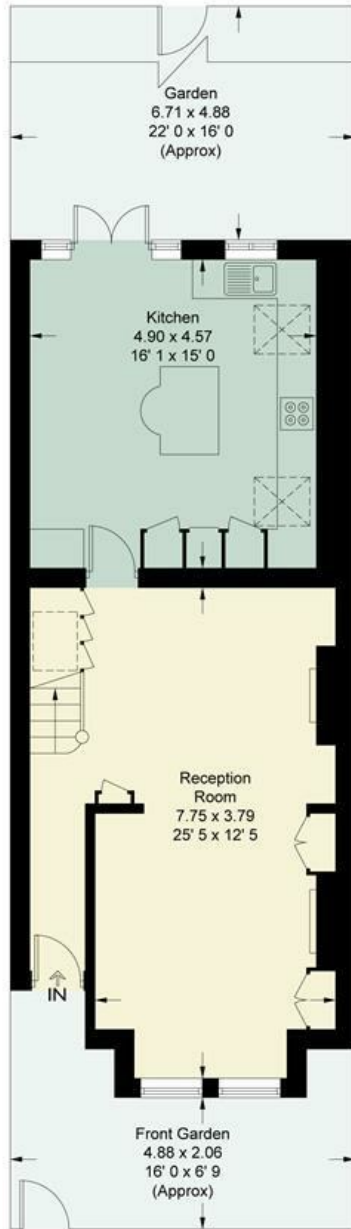
020 8876 0100

First Avenue

Approximate Gross Internal Area = 1520 sq ft / 141.2 sq m
(Including Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 139 sq ft / 12.9 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		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(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	

