



JAMES  
ANDERSON



## FOR SALE

Connaught Avenue, London, SW14

SOLD WITH NO CHAIN - PERIOD FIRST FLOOR FLAT - 975 SQft

**£550,000**

Offers In Excess Of

A superbly located three bedroom first floor apartment with potential to update and add value. The accommodation is accessed via a private entrance and comprises two double bedrooms, one large family bathroom, reception room and a separate spacious kitchen.

Connaught Avenue is a much sought-after road on the Northern side of the Upper Richmond Road West, within a few hundred yards of the junction with Sheen Lane and easily accessible to shops and transport. Mortlake station, providing a service to Clapham Junction and Waterloo, is just over a quarter of a mile away.

Lease remaining: 93 years  
Ground rent: £75 per year  
Service charge: £0



Three Bedrooms



One Bathroom



Separate Reception Room



Eat In Kitchen



Leasehold | Council Tax Band E | EPC TBC



0.4 Miles To Mortlake Train Station



Excellent Schools Nearby Including Sheen Mount



Pretty Tree Lined Avenue



No Chain



Potential To Add Value



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

020 8876 6611


# Connaught Avenue

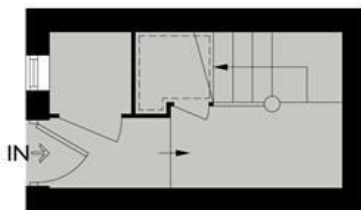
Approximate Gross Internal Area = 975 sq ft / 90.6 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 8 sq ft / 0.8 sq m



JAMES  
ANDERSON



 = Reduced headroom below 1.5m / 5'0




**Ground Floor**  
85 sq ft / 7.9 sq m  
(Including Reduced Headroom)



**First Floor**  
890 sq ft / 82.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	