



JAMES  
ANDERSON



## FOR SALE

**£625,000**

Second Avenue, London, SW14

Attractive, period maisonette located on the highly desirable Second Avenue, close to the local shops and amenities of White Hart Lane in Barnes. A light and well-presented property which offers a charming combination of modern and period features that occupies the ground floor of this attractive building. The accommodation is arranged to provide two double bedrooms, a light and airy sitting room with attractive fireplace, and a spacious, modern, kitchen/dining area which has access out to the garden, plus there is a modern bathroom. The attractive rear garden area has a westerly aspect and is shared with the upstairs neighbour and has rear access. For the commuter, Barnes Bridge station is a short walk away which offers a direct service to London Waterloo. Second Avenue is conveniently placed for the shops and amenities of White Hart Lane, with Barnes High Street also being nearby. Outstanding local schools are also within easy reach. The property is available for sale with no onward chain.

- |  |  |
|--|--|
|  Two Double Bedrooms                      |  Near Barnes Bridge Station     |
|  Modern Bathroom                          |  Excellent Local Schools        |
|  Reception Room with Bay Window           |  Shared West-Facing Garden      |
|  Modern Kitchen/Dining Room               |  No Onward Chain                |
|  EPC Rating D / Council Tax D / Leasehold |  Period Ground Floor Maisonette |

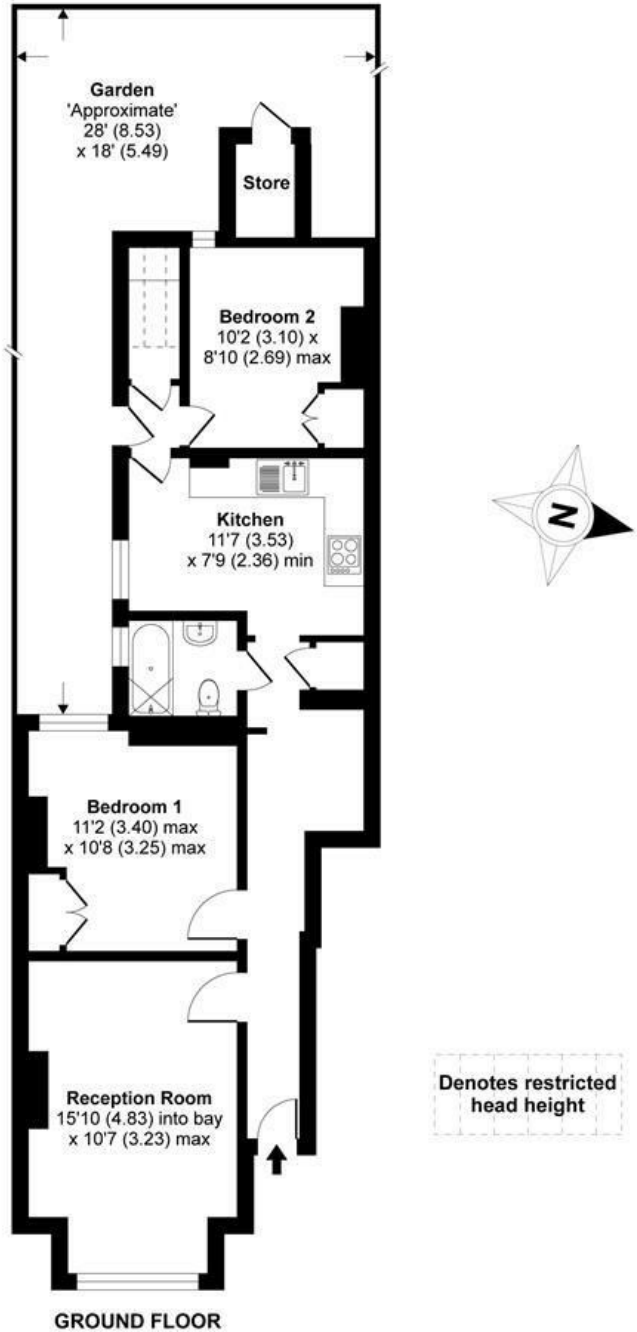


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020 8876 0100


# Second Avenue, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 693 SQ FT 64.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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		
	62	68
<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		
	57	63
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 