



JAMES  
ANDERSON



## FOR SALE

**£895,000**

### Clifford Avenue, Mortlake, SW14

A beautifully presented four bedroom family home located close to the River Thames, Kew, Richmond and both Mortlake and North Sheen stations. The house, which has been extended over the side return and into the loft, is presented with a bright/neutral theme and there is excellent space and light throughout.

The front reception room has an attractive fireplace and cosy feel which opens to a spacious and light kitchen/dining and living room. The area has plenty of space for entertaining and the kitchen is well equipped with a range of units and storage. In addition, there is a ground floor w/c and access to an attractive rear garden with patio area and separate garden home office with useful storage.

A spacious principal bedroom and bathroom is situated on the second floor with a Juliet balcony overlooking the rear of the property. Three further bedrooms (two doubles) and a family bathroom can be found on the first floor.

Clifford Avenue is a short distance to Kew Gardens tube station and Ofsted outstanding rated local schools such as Holy Trinity and Thompson House plus the cafes and shops of East Sheen and Mortlake. Street parking is also available to residents on the surrounding roads.



Four Bedrooms



Two Bathrooms



Stunning Extended Kitchen / Living Space



Separate Reception Room



Freehold | EPC D | Council Tax E



Both Sheen Mount School & Holy Trinity Nearby



0.6 Miles To Mortlake Train Station



70ft Rear Garden



No Onward Chain



Separate Garden Office & Gym



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

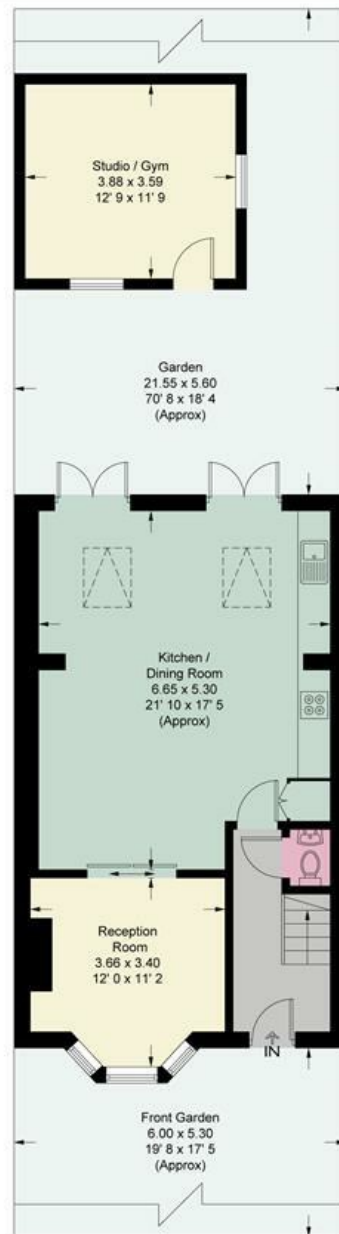
020 8876 6611

# Clifford Avenue

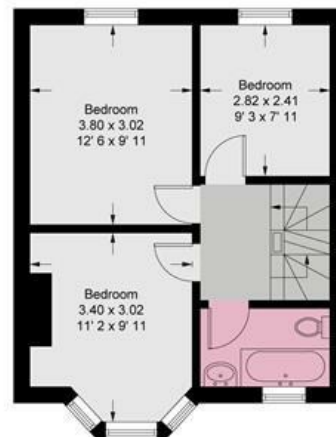
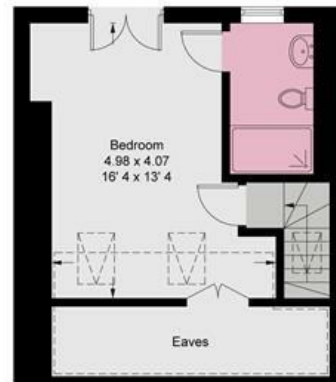
Approximate Gross Internal Area = 1506 sq ft / 139.9 sq m  
(Including Reduced Headroom / Eaves / Studio / Gym)  
Reduced Headroom / Eaves = 111 sq ft / 10.3 sq m  
Studio / Gym = 151 sq ft / 14 sq m



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= Reduced headroom below 1.5m / 5'0"



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 |  |                         |           |
| <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) 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 |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

