



JAMES  
ANDERSON



## FOR SALE

**£400,000**

Clifford Avenue, London, SW14

A beautifully presented two double bedroom top floor apartment with a private balcony and views towards Richmond. This stunning property has accommodation arranged to provide two bedrooms, a modern bathroom and kitchen, and a wonderfully light reception room with a private south west facing balcony. The property is situated on the top floor of this award winning block which is served by a lift and is conveniently placed for both the overground in Mortlake and district line stations in Kew and Richmond. Further benefits include ample storage throughout and residents off street parking. The property is an ideal first time or investment purchase and viewings are highly recommended.

Excellent public transport links are available with Mortlake station a short walk away and local bus services providing access into Richmond and Hammersmith with their underground networks.

Lease remaining: 86 years APPROX

Service charge: ASK AGENT

Ground rent: ASK AGENT



Two Double Bedrooms



One Bathroom



West Facing Reception Room



Modern Kitchen With Space For Dining



Leasehold | Council Tax Band C | EPC D



Close To Mortlake Train Station (ZONE 3)



Excellent Local Primary Schools Nearby



Top Floor Apartment With Lift Access



Residents Off Street Parking



Balcony With Stunning Views



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

020 8876 6611

# Chertsey Court

Approximate Gross Internal Area = 701 sq ft / 65.1 sq m



JAMES  
ANDERSON



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	

