



JAMES  
ANDERSON



## FOR SALE

£575,000

### Second Avenue, London, SW14

A beautifully presented, ground floor maisonette, neatly situated on one of the most popular roads in the area. The property is arranged to provide a light and spacious sitting room with attractive fireplace and bay window, that could be used as a bedroom, and there is a further double bedroom with fitted wardrobes, a fantastic modern kitchen/dining/living room at the rear, that has integrated appliances, stone worktops, a contemporary log-burner and leads to a superb, stylish shower room. There is ample fitted storage throughout the property, that includes a useful utility cupboard that houses the washing machine and dryer. There is access from the kitchen out to an attractive private garden area, which has access to a useful storage shed, has a westerly facing aspect and 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.

Leasehold - 119 Years Remaining  
No service charges or ground rent

-  Two Double Bedrooms
-  Stylish Shower Room
-  Reception Room with Bay Window
-  Modern Kitchen/Dining/Living Room
-  EPC Rating D / Council Tax D / Leasehold

-  Near Barnes Bridge Station
-  Excellent Local Schools
-  West-Facing Garden
-  No Onward Chain
-  Period Ground Floor Maisonette



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

020 8876 0100

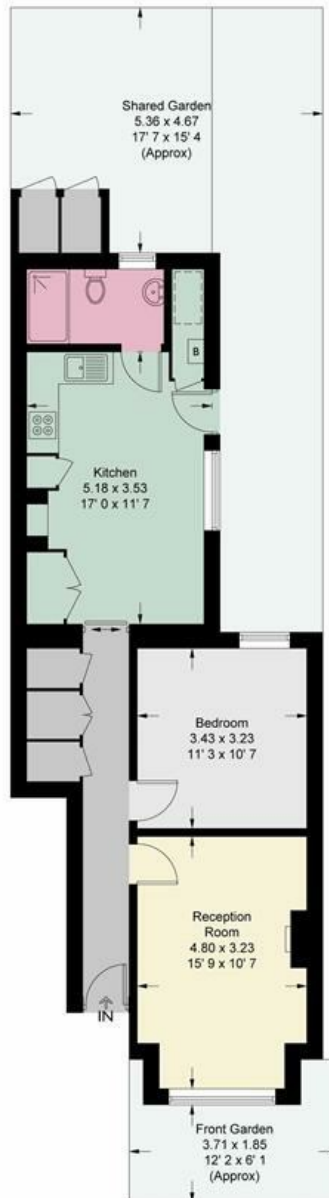
# Second Avenue

Approximate Gross Internal Area = 652 sq ft / 60.6 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 5 sq ft / 0.5 sq m



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= Reduced headroom below 1.5m / 5'0"



Ground Floor

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 |                         |           |
|                                             | 66                      | 75        |
| <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 |           |

