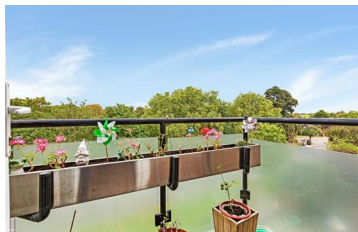




JAMES
ANDERSON



FOR SALE

£395,000

Clifford Avenue, London, SW14

A beautifully presented two double bedroom top floor apartment with a private balcony and far reaching views towards Richmond.

This apartment is located on the top floor of an award-winning development, benefiting from lift access and residents' off-street parking. The well-proportioned accommodation includes two generous double bedrooms, a stylish modern bathroom, and a contemporary kitchen. The bright and spacious reception room opens onto a private west-facing balcony, perfect for enjoying afternoon sun and picturesque views. Ideally positioned for excellent transport links, the property is within easy reach of Mortlake Overground station, as well as Kew Gardens and Richmond District Line stations. Ample built-in storage throughout further enhances the practicality of this superb home.

An ideal choice for first-time buyers or investors alike so early viewing is highly recommended.

Lease remaining: 176 years remaining
Service charge: £1,257 per year (approx)
Ground rent: £10 per year



Two Double Bedrooms



One Bathroom



West Facing Reception Room



Fully Equipped Kitchen



Leasehold | EPC | Council Tax C



Short Walk To Mortlake Station (Zone 3)



Outstanding Local Schools In The Area



Award Winning Residential Development



Residents Off Street Parking



Private Balcony



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

020 8876 6611



Fourth Floor

Chertsey Court

Approximate Gross Internal Area = 739 sq ft / 68.7 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) A		
(81-91) B		
(69-80) C		
(55-68) D	64	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

