



JAMES  
ANDERSON



## FOR SALE

**£650,000**

### Avondale Road, Mortlake, SW14

A period maisonette with a private rear garden, neatly situated on a highly desirable road in Mortlake. This well-presented property occupies the ground floor of this attractive period building and is arranged to provide two bedrooms, both with fitted storage, a sitting room at the front with attractive fireplace, and a modern kitchen/dining room at the rear, along with the bathroom and ample storage. There is access from the kitchen out to the private rear garden, which has been split horizontally making it one of best we've seen in the area, as it is wider than average, mostly paved and enclosed. Avondale Road is located close to the amenities of White Hart Lane and Barnes village. For the commuter, local bus services provide access into Richmond and Putney with its underground links, Mortlake and Barnes Bridge stations are also within easy reach. Outstanding local schools are within walking distance. The property is available for sale with no onward chain and is available to move in from September 2025.



Two Bedrooms



Family Bathroom



Bright Reception Room



Spacious Kitchen/Dining Room



EPC Rating D / Council Tax D / Share of Freehold



Mortlake/Barnes Bridge Stations



Outstanding Local Schools



Private Rear Garden



No Onward Chain



Ground Floor Maisonette



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

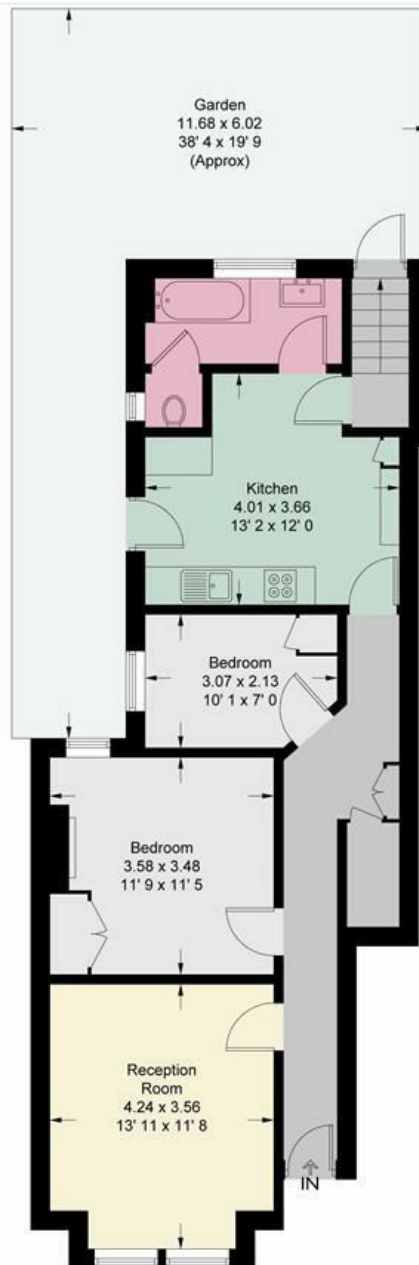
020 8876 0100

# Avondale Road

Approximate Gross Internal Area = 739 sq ft / 68.7 sq m



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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		
	63	79
<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	

