



JAMES  
ANDERSON



## FOR SALE

**£650,000**

### Avondale Road, Mortlake, SW14

A spacious ground floor maisonette with a west-facing rear garden, neatly situated on a highly desirable road in Mortlake, close to the River Thames and with excellent transport links. The property has well-presented accommodation comprising two double bedrooms, a modern bathroom, and an impressive, extended, open-plan living area at the rear, that incorporates a modern kitchen/breakfast area and flows nicely out to the rear. The rear garden is mostly private, currently shares the shed with the neighbour upstairs, and is split down the middle with a west-facing aspect and a shared gate at the rear for access. Barnes Bridge and Mortlake stations are a short walk away - both have a direct service to London Waterloo. Avondale Road is conveniently placed for the shops and amenities of White Hart Lane and Barnes High Street. Outstanding local primary schools are also within easy reach. The property is available for sale with no onward chain.



Two Double Bedrooms



Modern Bathroom



Open Plan Living Area



Modern Kitchen/Breakfast Area



EPC Rating C / Council Tax D / Share of Freehold



Mortlake / Barnes Bridge Stations



Outstanding Local Schools



Close to the River Thames



West-Facing Rear Garden



Ground Floor Maisonette

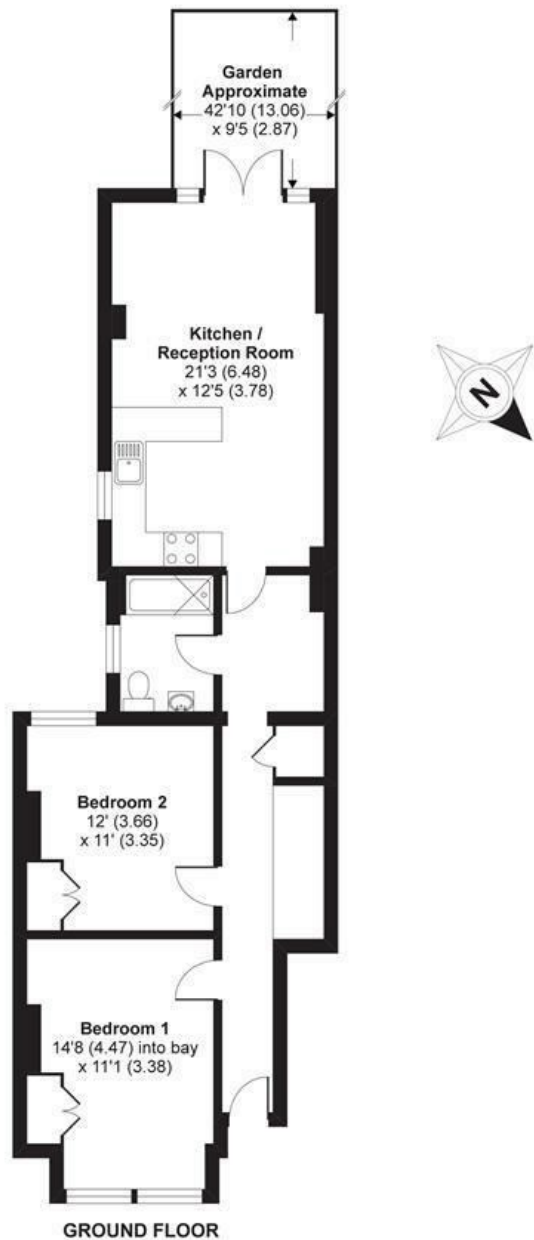


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**020 8876 0100**

Avondale Road, London, SW14 8PT

APPROX. GROSS INTERNAL FLOOR AREA 783 SQ FT 72.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for James Anderson REF : 490741

