



JAMES
ANDERSON



FOR SALE

£375,000

Clifford Avenue, London, SW14

Located on the ground floor, this larger-than-average apartment offers a well-proportioned double bedroom and a spacious reception room, both featuring wood floors and high ceilings. A modern fitted kitchen and contemporary bathroom further enhance the property's appeal.

One of the standout features is the generous private garden, providing an exceptional amount of outdoor space with the potential to extend (STPP). This makes it an ideal choice for first-time buyers and buy-to-let investors alike.

Clifford Avenue is ideally situated close to several Ofsted Outstanding schools, including Marshgate and Holy Trinity. For commuters, Richmond, Kew, North Sheen and Mortlake stations are all within easy reach, along with excellent local bus services offering direct access into Central London.

Lease remaining: 101 years
Ground rent: £10 per year
Service charge: £33 per month



One Double Bedroom



One Bathroom



Reception Room With Feature Fireplace



Modern Kitchen



Leasehold | EPC D | Council Tax Band C



0.6 Miles To Mortlake Train Station



Excellent Local Primary Schools Nearby



Period Ground Floor Flat



Private West Facing Garden



Potential To Extend (STPP)



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

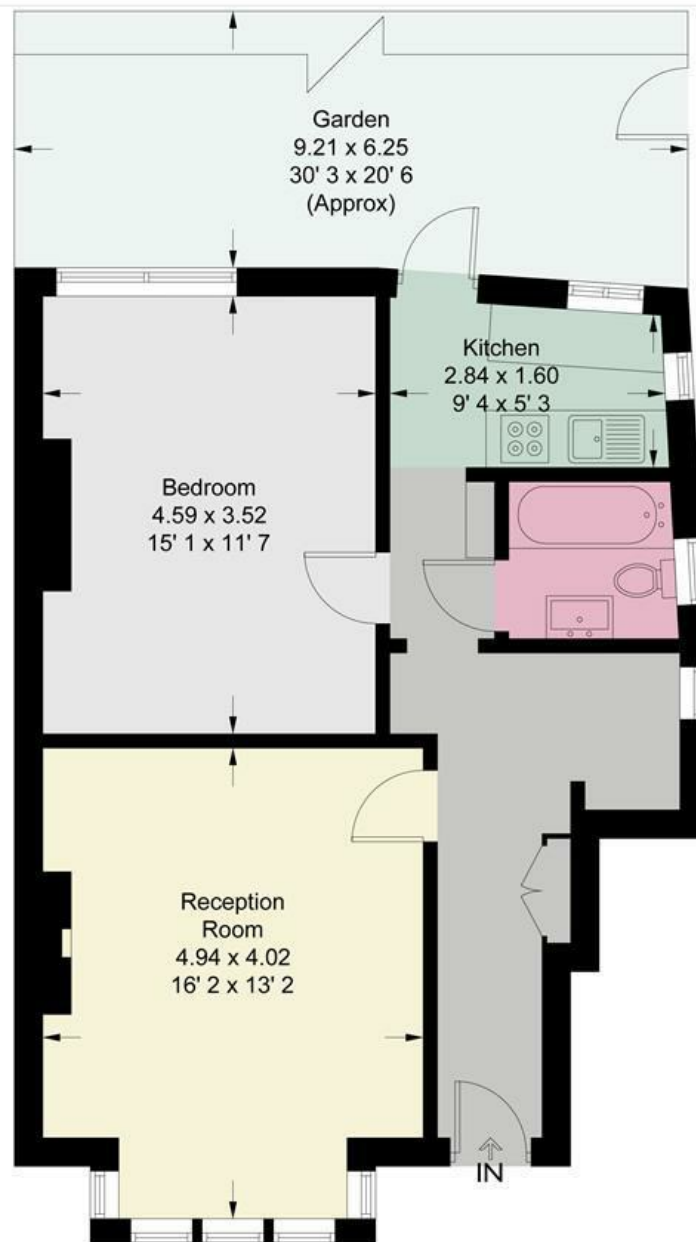
020 8876 6611

Clifford Avenue

Approximate Gross Internal Area = 606 sq ft / 56.3 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	77
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	

