



JAMES
ANDERSON



FOR SALE

Rock Avenue, London, SW14

£795,000

A rarely available and well-presented Victorian cottage, located down a charming backwater in 'The Royals'. Arranged over three floors, the accommodation comprises a bright open-plan living room and a superb fully fitted kitchen, with bi-folding doors opening onto a west-facing courtyard, along with a useful separate understairs utility area, on the ground floor. On the first floor there are two double bedrooms and a family bathroom, with a further double bedroom and en-suite wet room occupying the extended loft. The property retains much of its original charm and character, while also benefitting from a pretty west-facing courtyard to the rear.

Rock Avenue is ideally positioned for the extensive shopping and leisure amenities of the area, including Waitrose, several gastro pubs, restaurants and coffee shops, together with excellent bus routes to Richmond, Putney, Barnes and Hammersmith. Mortlake Station is just a few minutes' walk, offering fast trains to London Waterloo in only 23 minutes and Richmond Park, the largest of the Royal Parks is within easy reach.

- Three Bedrooms
- Two Bathrooms
- Dual Aspect Open Plan Living Space
- Modern Kitchen With Appliances
- Freehold | EPC C | Council Tax Band E

- 0.3 Miles To Mortlake Station (23 Minutes To Waterloo)
- [OUTSTANDING] Schools Nearby - East Sheen Primary & Thomson House
- Popular 'Royals Location'
- West Facing Courtyard Garden
- No Onward Chain



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

020 8876 6611

Rock Avenue

Approximate Gross Internal Area = 963 sq ft / 89.4 sq m
(Including Reduced Headroom)
Reduced Headroom = 93 sq ft / 8.6 sq m



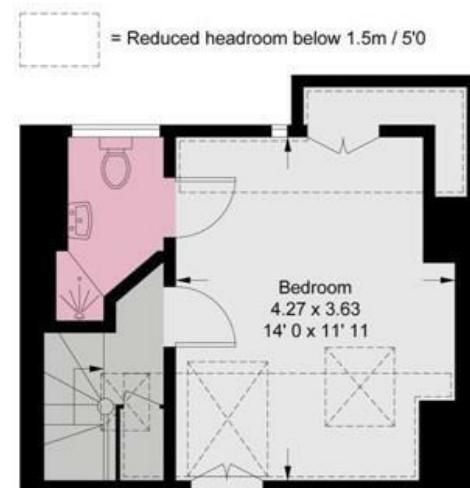
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Ground Floor
354 sq ft / 32.9 sq m



First Floor
348 sq ft / 32.3 sq m



Second Floor
261 sq ft / 24.2 sq m
(Including Reduced Headroom)



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		
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		
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