



JAMES  
ANDERSON



# FOR SALE

**£535,000**

**Grosvenor Avenue, London, SW14**

Fantastic Potential to Extend | Large Private Garden

This charming period ground-floor garden flat offers exceptional potential to extend (subject to the usual consents) and create a beautifully enhanced home tailored to your own design.

The current accommodation comprises an entrance hallway with under-stairs storage, a double bedroom, galley kitchen, bathroom, and a reception room opening directly onto an impressive 70ft private garden. The generous garden provides an ideal setting for outdoor entertaining and offers scope for a garden office or studio.

Ideally situated on Grosvenor Avenue, the property is conveniently located for a wide range of leisure and shopping amenities, including Waitrose, independent boutiques, cafés, restaurants, and popular gastro pubs. Mortlake station is within easy walking distance, with excellent bus links providing access to neighbouring areas.

This is a rare opportunity to acquire a home with both immediate charm and exciting future potential.

One Bedroom Garden Flat

One Bathroom

Separate Reception Room

Fully Functional Kitchen

Leasehold | EPC Rating D | Council Tax Band D

Equal Distance To Both Barnes & Mortlake Train Stations (Zone 3)

East Sheen Primary School Catchment

Pretty Tree Lined Residential Avenue

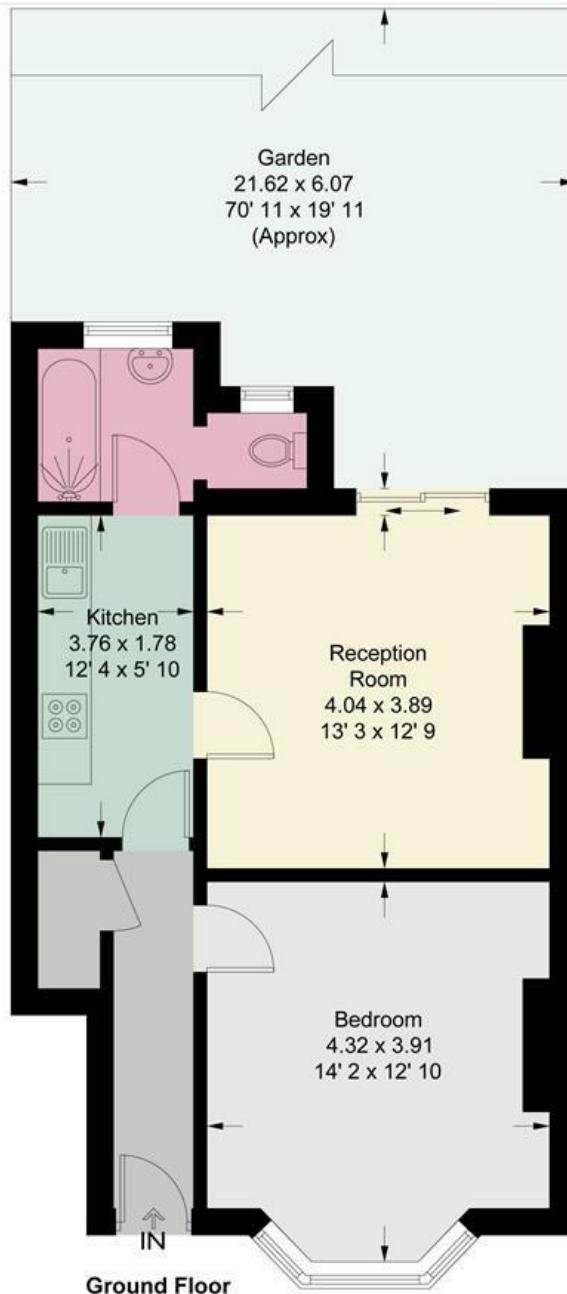
70ft Private Rear Garden

POTENTIAL TO EXTEND (Subject to the usual consents)



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

**020 8876 6611**



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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

