



JAMES  
ANDERSON



## FOR SALE

£325,000

Clifford Avenue, London, SW14

A well-presented one bedroom first floor apartment set within a popular purpose-built development, offered in excellent condition throughout. The property has been tastefully updated, featuring a bright and modern living space alongside well-maintained interiors, making it ready for immediate occupation. Extending to over 500 sqft, the flat also benefits from lift access and residents' off-street parking.

Ideally located in Mortlake, the property is within easy reach of Mortlake and North Sheen stations, providing convenient access into central London. The area also offers a range of local shops, cafés and restaurants, as well as attractive open spaces including the Thames Path and Mortlake Green, offering a great balance of city connectivity and relaxed surroundings.

- |                                                                                                                       |                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
|  One Double Bedroom                |  Prime West London Location (Near Richmond, Kew, Barnes & Mortlake) |
|  One Bathroom                      |  Excellent Transport Links                                          |
|  Stylish Modern Lounge             |  First Floor Apartment (with lift access)                           |
|  Separate Kitchen                  |  Popular Residential Development                                    |
|  Leasehold   EPC C   Council Tax C |  Residents Parking                                                  |



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

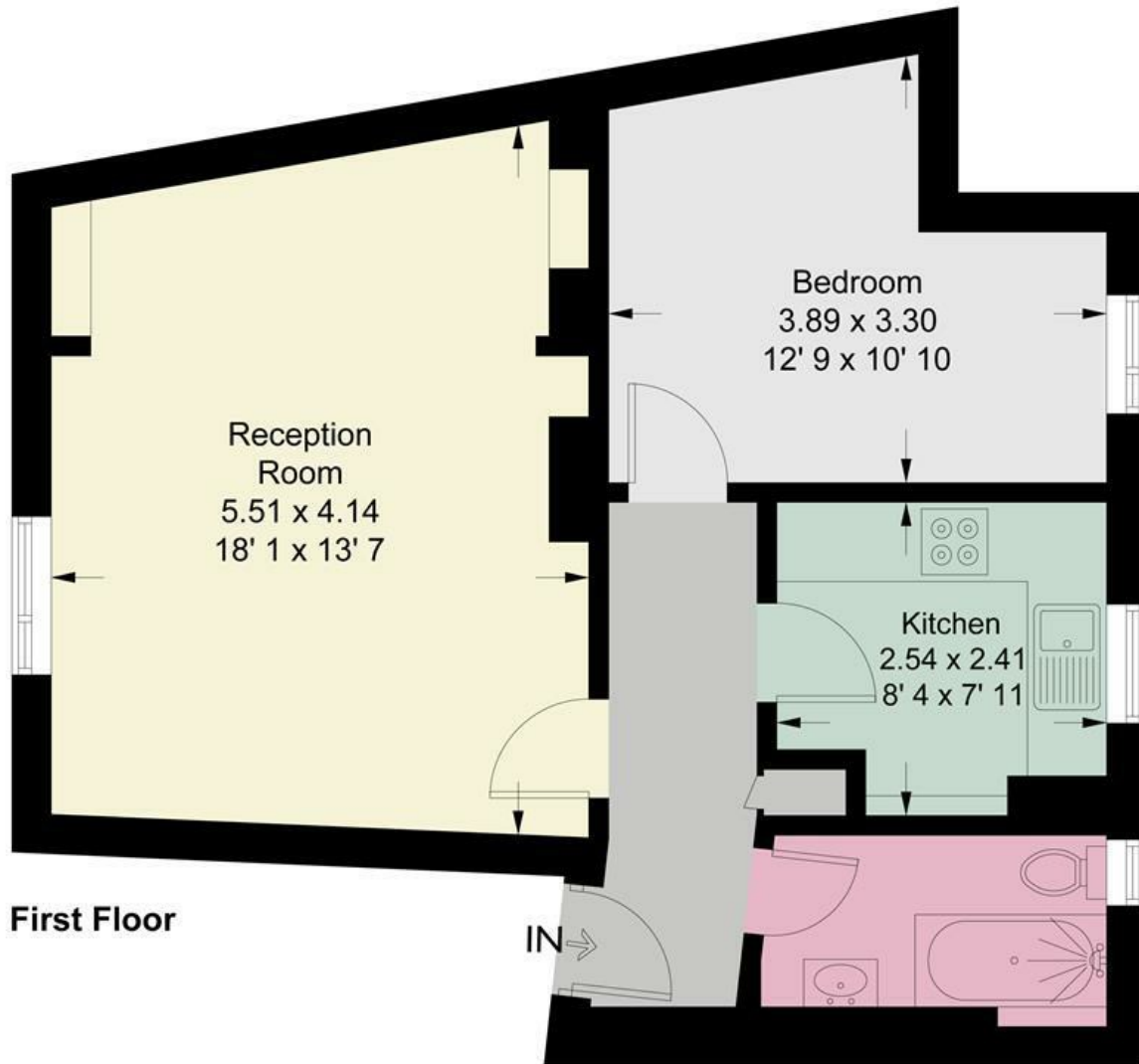
020 8876 6611

# Chertsey Court

Approximate Gross Internal Area = 519 sq ft / 48.2 sq m



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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 |                         |           |
|                                             | 75                      | 82        |
| <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 |           |

