



**JAMES
ANDERSON**



FOR SALE

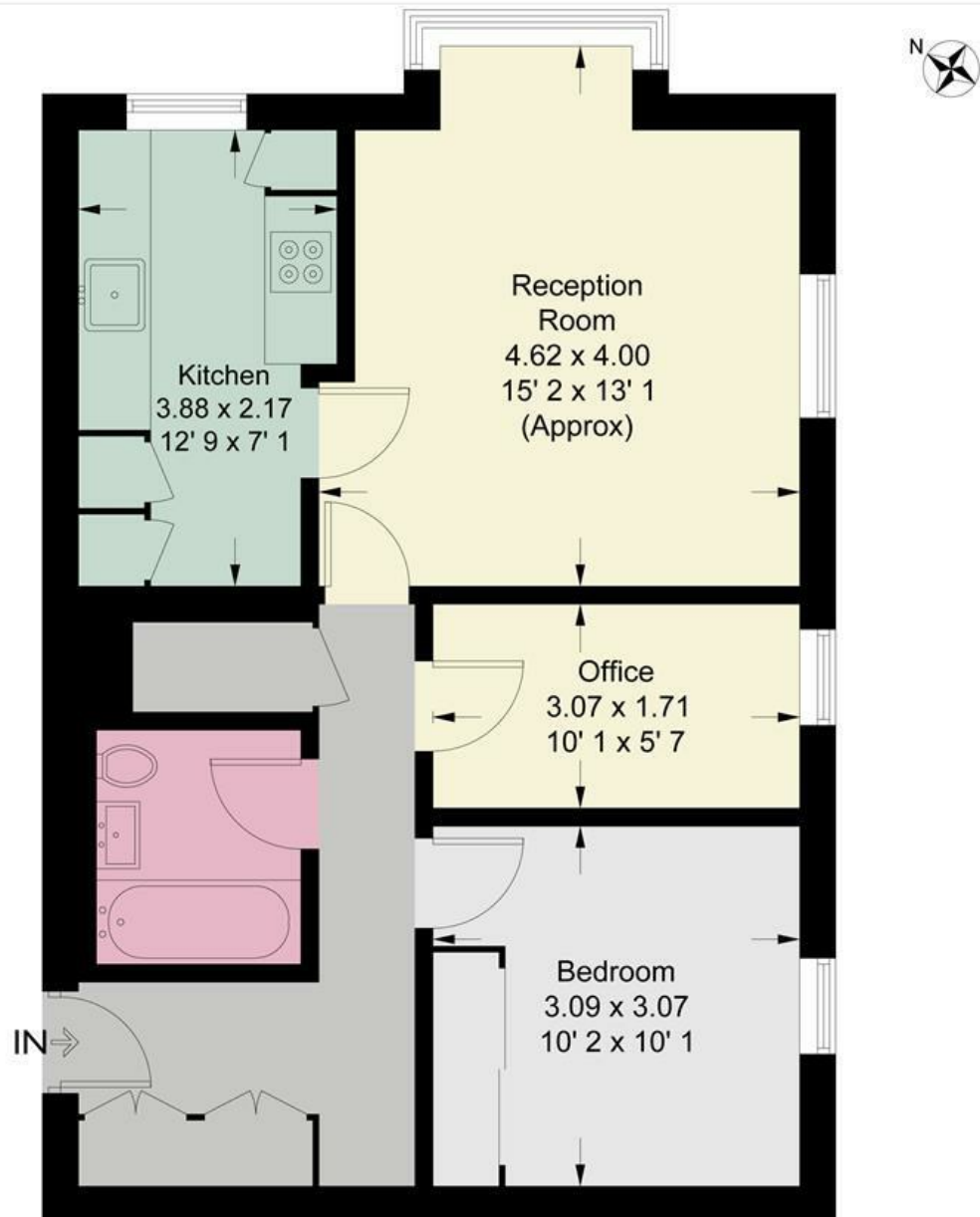
£450,000

Dovecote Gardens, Mortlake, SW14

This spacious modern apartment is located in a popular development on a highly desirable residential road in Mortlake, with excellent transport links, and is available for sale with no onward chain. The property is located on the ground floor and the accommodation is arranged to provide a spacious, light, double aspect sitting/dining room, two bedrooms, one with fitted wardrobes, and a stylish kitchen and modern bathroom. The property is enhanced by double glazing, gas heating and ample storage throughout. The allocated parking space is located to the rear of the building. There are also visitors parking spaces within the courtyard area. Avondale Road is conveniently placed for the amenities of White Hart Lane and Barnes Village. For the commuter, both Barnes Bridge and Mortlake Stations are a short walk away, along with the 209 bus. The property has a share of the freehold and service charge information is available on request. Outstanding local schools are also within walking distance.

-  Two Bedrooms
-  Barnes Bridge | Mortlake Stations
-  Modern Bathroom
-  Outstanding Local Schools
-  Double Aspect Sitting/Dining Room
-  No Onward Chain
-  Stylish Kitchen
-  Share Of Freehold
-  EPC Rating C | Council Tax D | Leasehold
-  Purpose Built Ground Floor Apartment





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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

