



**JAMES
ANDERSON**



TO LET





Avondale Road, London, SW14






£2,500 Per Month

Per Month

An impressive two-bedroom ground floor maisonette, ideally located within easy reach of Barnes Village and East Sheen. Recently refurbished, the property offers spacious open-plan living with a stylish eat-in kitchen featuring integrated appliances and ample storage, opening onto a bright living area. The property also benefits from a private rear garden, providing a peaceful outdoor space ideal for dining, entertaining, or everyday use. The large principal bedroom includes built-in wardrobes, and the property further benefits from excellent storage throughout. The modern family bathroom is finished to a high standard and features a shower over the bath.

Avondale Road is conveniently located close to the shops, cafés, and restaurants of White Hart Lane and Barnes Village.

-  Two Bedroom Maisonette
-  Modern Bathroom
-  Open Plan Living Room
-  Refurbished Kitchen
-  Council Tax D / EPC

-  Mortlake Station
-  Outstanding Local Schools
-  Close to the River
-  Private Garden
-  Holding Deposit £576.92 / £2,884.61 Deposit



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

0208 878 8688

Avondale Road

Approximate Gross Internal Area = 634 sq ft / 58.9 sq m
 (Including Reduced Headroom)
 Reduced Headroom = 14 sq ft / 1.3 sq m



= Reduced headroom below 1.5m / 5'0"



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 | 74 | 80 |

| 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 | | |

