



**JAMES
ANDERSON**



FOR SALE

£1,250,000

Muirdown Avenue, London, SW14

A beautifully presented three-bedroom family home with off street parking and exceptional living space in this popular 'Parkside' location.

At the heart of the home is a stunning extended kitchen/dining/living space, perfectly designed for modern family life and entertaining. Sliding doors access opens directly onto a raised decked terrace, seamlessly connecting the indoors with the spectacular landscaped garden beyond. Thoughtfully designed with both entertaining and al-fresco dining in mind, the outdoor space offers multiple seating areas, mature planting and an enviable sense of privacy.

Further benefits include two versatile reception rooms, a downstairs W/C, off-street parking and three well-proportioned bedrooms with excellent built in storage, all served by a luxurious family bathroom which is finished with elegant 'Fired Earth' marble tiling. To the rear of the garden sits an excellent detached garden office complete with power and heating, ideal for home working, gym space or studio use, alongside a shed and hugely practical rear access.

The property also presents exciting future potential, with previous permitted planning permission granted for a loft extension, [21/1195/PS192] allowing incoming purchasers the opportunity to further enhance and expand



Three Bedrooms



Luxury Bathroom & Downstairs W/C



Through Reception Room



Modern Kitchen



Freehold | EPC Rating D | Council Tax Band F



Just 0.4 Miles To Mortlake Station (ZONE 3)



Close To Several Excellent State & Private Schools



'Parkside' Location



Off Street Parking



Potential To Extend Into The Loft (STPP)

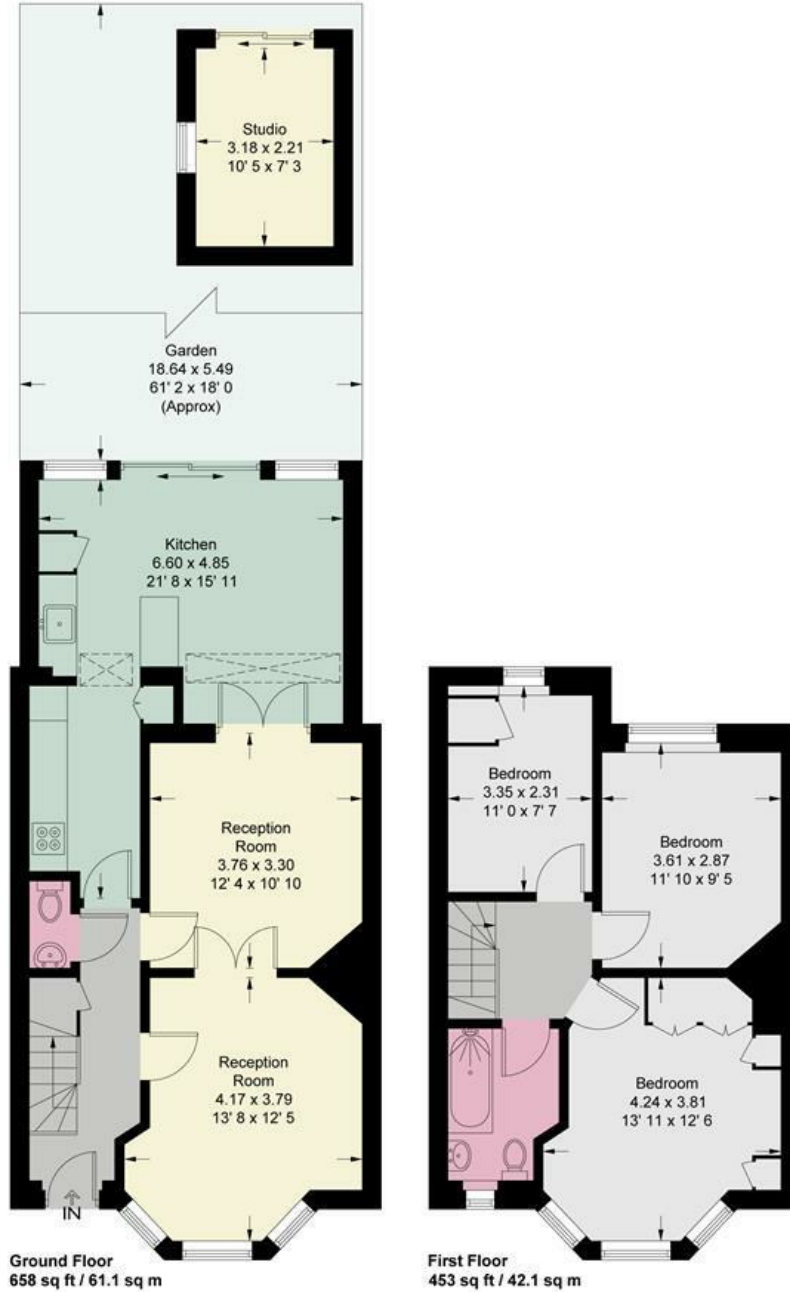


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

Muirdown Avenue

Approximate Gross Internal Area = 1189 sq ft / 110.5 sq m
 (Including Studio)
 Studio = 78 sq ft / 7.3 sq m



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			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

