



JAMES  
ANDERSON



## FOR SALE

£575,000

### Second Avenue, London, SW14

A well-presented one-bedroom first-floor apartment situated on the popular Second Avenue, close to river on the Barnes border. The property offers bright and well-proportioned accommodation, including a spacious reception room, separate kitchen, double bedroom and bathroom.

A key feature of the property is the exciting potential to extend into the loft, subject to the relevant planning permissions and consents, providing an excellent opportunity to create additional living space and add value.

Second Avenue is ideally located for Barnes Bridge and Mortlake Stations, local shops, cafés and amenities, as well as the River Thames and the open spaces of Richmond Park and Palewell Common. This property would make an ideal first-time purchase, investment, or project for buyers looking to create a larger home in a highly sought-after location.



One Double Bedroom



Modern Bathroom



Bright Reception Room with Bay Window & Feature Fireplace



Spacious Kitchen/Breakfast Room



Council Tax Band D | EPC Rating C | Share of Freehold



Mortlake Station & Barnes Bridge Station



Thomson House School & St Mary Magdalen's Catholic Primary School



White Hart Lane & The River Thames



Planning Permission Granted for Loft Conversion into a 3 Bedroom, 2 Bathroom Home



First-floor Period Apartment

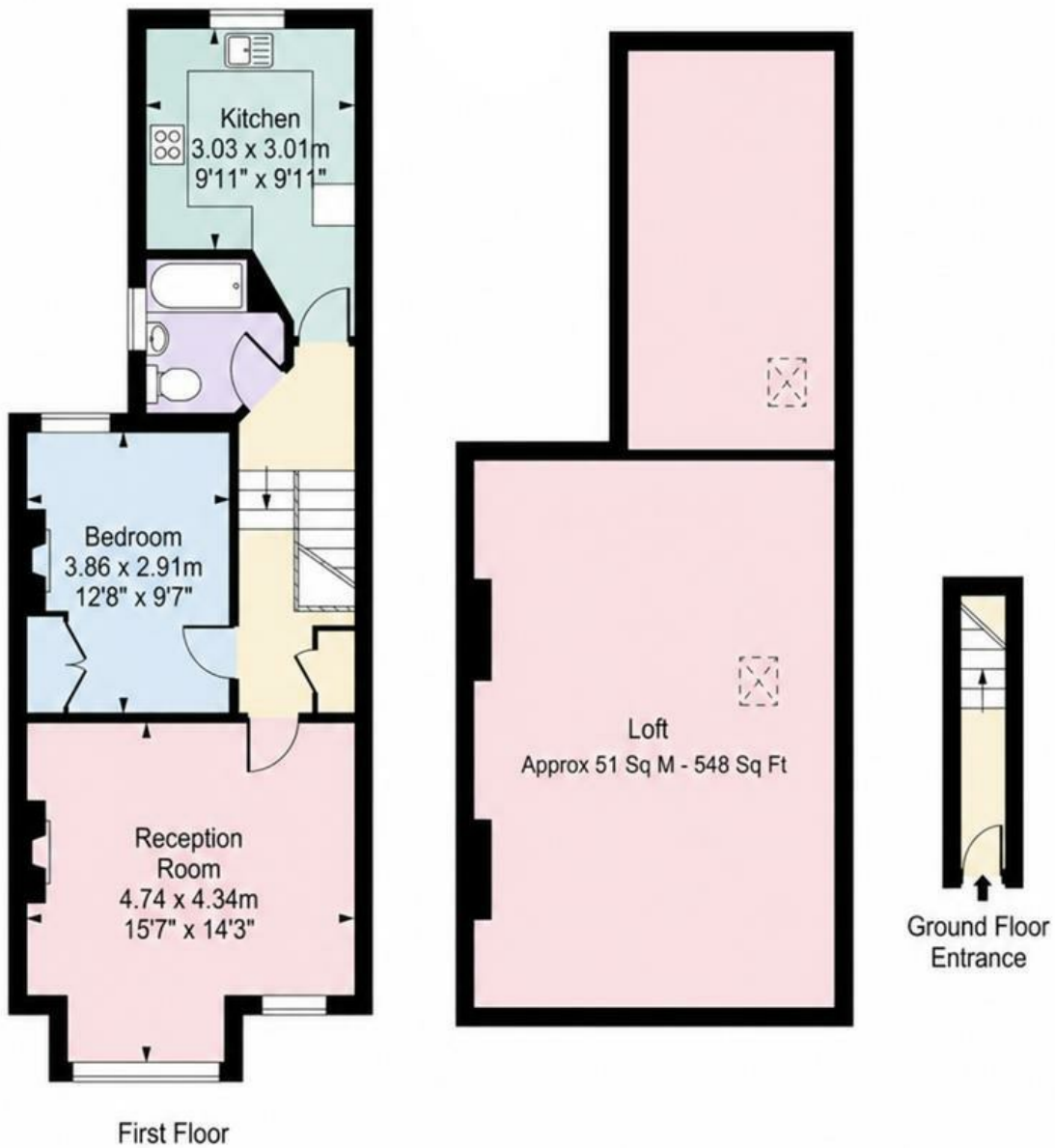


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100



Approx Gross Internal Area  
57 sq m / 614 sq ft



| 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 |                         |           |  |
| <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 |           |  |

