



JAMES  
ANDERSON








## FOR SALE

£350,000

Clifford Avenue, London, SW14

# Exceptional value for the area! #

A beautifully presented three bedroom flat that offers an abundance of natural light and space. This fantastic home provides accommodation that is arranged to provide three bedrooms, a family bathroom, a modern fitted kitchen and a spacious reception room, which provides access to a balcony. The property is located on the third floor of a low rise purpose built block that is served by a lift and conveniently placed for local bus services and amenities, with Mortlake station being a short walk away. "Outstanding" local schools are also in the vicinity. Lease and service charge information is available on request.

-  Three Bedrooms
-  One Bathroom
-  One Reception Room
-  Modern Fitted Kitchen
-  EPC Rating C
-  Close To Mortlake Station
-  Excellent Local Schools
-  Popular Development
-  No Onward Chain
-  Communal Gardens

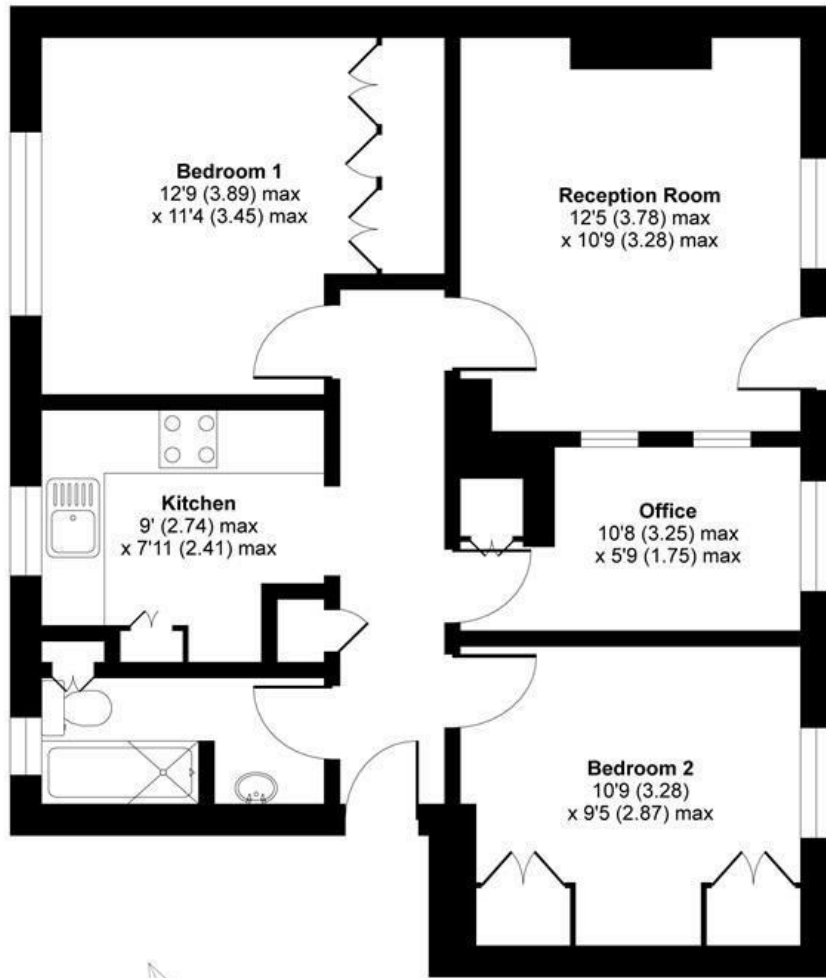


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

# Clifford Avenue, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 635 SQ FT 59 SQ METRES



THIRD FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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| 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>                            |                         | 72      | 78        |
| (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>  |                         | 69      | 74        |
| (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 |         |           |

