



**JAMES
ANDERSON**













FOR SALE

£415,000

Clifford Avenue, London, SW14

A simply exceptional two bedroom apartment offering more than 800 sqft of accommodation. This wonderfully light and spacious home has been remodelled by the current owners to provide two double bedrooms, a family bathroom and an exceptional 26ft open plan kitchen / living area. The property is located on the second floor and benefits from views across well maintained communal gardens at the rear. Chertsey Court is a popular block with the added benefit of lifts and off street residents' parking. It is 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.

-  Two Double Bedrooms
-  One Family Bathroom
-  Fully Equipped Kitchen
-  Stunning Open Plan Living Space
-  EPC Rating C

-  Close To Mortlake Station
-  Excellent Local Schools Nearby
-  Popular Development
-  Second Floor
-  Over 800 sqft



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

020 8876 6611



Chertsey Court

Approximate Gross Internal Area = 839 sq ft / 78 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

| 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 | |

| 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 | | | |
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