



JAMES  
ANDERSON



## FOR SALE

**£380,000**

Clifford Avenue, London, SW14

A beautifully presented two double bedroom top floor apartment with a private balcony and views towards Richmond. This stunning property has accommodation arranged to provide two bedrooms, a modern bathroom and kitchen, and a wonderfully light reception room with a private south west facing balcony. The property is situated on the top floor of this award winning block which is served by a lift and is conveniently placed for both the overground in Mortlake and district line stations in Kew and Richmond. Further benefits include ample storage throughout and residents off street parking. The property is an ideal first time or investment purchase and viewings are highly recommended. Lease and service charge information is available on request.



Two Bedrooms



One Bathroom



Modern Eat In Kitchen



One Reception Room



EPC Rating C



Close To Mortlake Station



Excellent Local Primary Schools



Popular Residential Development



Residents Off Street Parking



Over 700 SQft



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

020 8876 6611



Fourth Floor

### Chertsey Court

Approximate Gross Internal Area = 701 sq ft / 65.1 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) <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	<b>77</b>	<b>77</b>

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	<b>81</b>	<b>81</b>

