



**JAMES
ANDERSON**



FOR SALE






£2,500,000

York Avenue, London, SW14

A wonderful six-bedroom detached house situated in this highly desirable avenue close to the Sheen Gate to Richmond Park. Properties in this location are rarely available, particularly with a substantial plot and potential to be extended by way of a side and rear extension (subject to the usual consents). The accommodation is arranged over three floors to offer six bedrooms, two bathrooms, two reception rooms, kitchen, downstairs w/c, garage, off street parking and a lovely west-facing rear garden. York Avenue is an attractive and popular residential location with Mortlake railway station approximately 0.7 miles away, providing frequent services to Waterloo and Clapham Junction. There are also many excellent schools in the general vicinity including Sheen Mount Primary School, St Paul's, Tower House, Ibstock Place School, The German and Swedish Schools and Colet Court.

Council tax band H.

-  Six Bedrooms
-  Two Bathrooms
-  Two Reception Rooms
-  Separate Kitchen / Dining Room
-  EPC Rating E

-  Mortlake Station (Zone 3)
-  Excellent Schools Nearby
-  Moments From Richmond Park
-  Detached & West Facing Garden
-  In Excess of 3,160 Sqft



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

020 8876 6611

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Approximate Gross Internal Area = 2612 sq ft / 242.7 sq m
 (Including Reduced Headroom / Eaves / Void)
 Reduced Headroom / Eaves = 354 sq ft / 32.9 sq m
 Net Area = 203 sq ft / 18.9 sq m
 Total Area = 3169 sq ft / 294.5 sq m



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