



**JAMES  
ANDERSON**



## TO LET

Avondale Road, Barnes, SW14

## £2,500 Per Month

Per Month

A lovely ground floor maisonette located on a popular residential road in Mortlake. The property consists of a bright reception room, large bedroom with built in storage and a second bedroom. There is a spacious eat in kitchen and bathroom with shower over the bath. The kitchen leads on to a landscaped and low maintenance private garden.

-  Two Bedrooms
-  Family Bathroom
-  Bright Reception Room
-  Spacious Kitchen
-  EPC E/ Council Tax D/Deposit £2,307.69
-  Excellent Transport Links
-  Thomson House School
-  River Thames
-  Private Garden
-  Holding Deposit £461.53 / Minimum Term 12 Months



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

0208 878 8688

Avondale Road, SW14  
 Approx. Gross Internal Area  
 711 Sq Ft - 66.05 Sq M



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.  
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 Tel: 0845 643 4401 www.detography.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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