



JAMES
ANDERSON



FOR SALE

£1,650,000

Hertford Avenue, London, SW14

A truly exceptional four-bedroom semi-detached house with fantastic views across Palewell Common. This gorgeous property is presented in excellent condition throughout while combining character with high-end contemporary design to create a sensational family home. The ground floor living space offers hallway, storage, cloakroom, bay fronted lounge with feature fireplace, a fully extended kitchen/family room with doors out to a secluded rear garden. The first floor comprises three generous bedrooms and a large family bathroom. The top floor provides a further double bedroom with ensuite shower room and ample storage in the eaves. Outside there is an attractive front garden, a separate garage and useful side access to the rear garden. Hertford Avenue is a popular tree-lined road on the park side of East Sheen, less than half a mile from the main Sheen shopping centre and just over half a mile from Mortlake Railway Station, with its service to Clapham Junction and Waterloo. Furthermore, the house gives almost immediate access to open country with its position directly opposite Palewell Common and is also less than 5 minutes' walk from the Sheen Gate to the wonderfully diverse nature of Richmond Park, the largest park in London.

-  Four Double Bedrooms
-  Two Bathrooms
-  Open Plan Living
-  Extended Kitchen / Dining Room
-  Freehold | EPC E | Council Tax F
-  Mortlake Station (Zone 3)
-  Excellent Local Schools Nearby
-  Fantastic Views Across Palewell Common
-  Separate Garage
-  Semi-Detached House

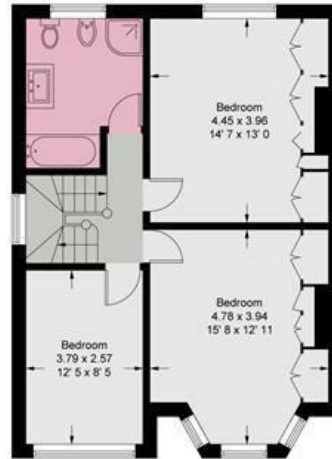
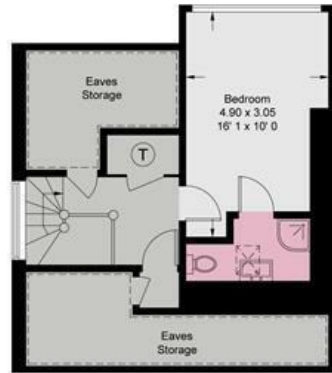


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

Hertford Avenue

Approximate Gross Internal Area = 2095 sq ft / 194.7 sq m
 (Excluding Reduced Headroom / Eaves Storage)
 Reduced Headroom / Eaves Storage = 164 sq ft / 15.2 sq m
 Garage = 114 sq ft / 10.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



| 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 | 79 |

| 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 | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | 63 |

