



**JAMES  
ANDERSON**



## FOR SALE

**£800,000**

Second Avenue, London, SW14

Guide Price

Beautifully presented, upper maisonette in one of most popular roads in the area. This fabulous home has been modernised to an exceptional standard, making it a light and spacious property with well-proportioned rooms with a west facing, shared rear garden. The property has spacious accommodation (over a 1000 square feet), over the first and second floors of this attractive building, and is arranged to provide two double bedrooms, the dual aspect principal bedroom benefits from fitted wardrobes, a Juliet balcony and a stylish en-suite shower room. The family bathroom is spacious and stylishly designed. The sitting room spans across the front of the building, with an attractive fireplace, and an exceptional kitchen/dining room at the rear, fitted with wooden worktops, integrated appliances, wooden flooring and access down to the garden. The rear garden is currently shared with the neighbour, has a westerly aspect and is enclosed with rear access and additional storage. Barnes Bridge and Mortlake Stations are a short walk away, which offer a direct service to London Waterloo. Second Avenue is conveniently placed for the shops and amenities of White Hart Lane, with Barnes High Street and outstanding local schools, also within easy reach.



Two Spacious Bedrooms



Stylish Bathroom & En-Suite Shower Room



Sitting Room With Attractive Fireplace



Stunning Kitchen/Dining Room



EPC Rating D / Council Tax D / Leasehold



Barnes Bridge Station



Outstanding Local Schools



Beautifully Presented Property



West Facing Rear Garden



No Onward Chain



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# Second Avenue

Approximate Gross Internal Area = 1029 sq ft / 95.6 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 100 sq ft / 9.3 sq m  
 Total = 1129 sq ft / 104.9 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) <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	60	71

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		

