



**JAMES
ANDERSON**



FOR SALE

£600,000

Church Avenue, London, SW14

A superbly located period split level apartment with two double bedrooms and two bathrooms. This lovely home will be offered for sale with no onward chain and the added benefit a share of freehold. The accommodation is accessed via your own front door and comprises two double bedrooms, two bathrooms (one en-suite) and a spacious open plan kitchen / living area with a private balcony and views along this stunning tree lined avenue. There is also ample storage throughout the apartment and a tremendous amount of natural light owing to the flats enviable position. Church Avenue is only a short walk 0.2 miles to Mortlake station with its direct route to London Waterloo, as well as the shops bars and restaurants of East Sheen being moments away. The outstanding primary Thomson House school is close by and Richmond Park and The River Thames.

Tenure: Share of freehold

Service charge: £0

Ground rent: £0

-  Two Double Bedrooms
-  Mortlake Railway Station (ZONE 3)
-  Two Bathrooms
-  Thomson House Primary School
-  Open Plan Reception Room
-  Quiet Cul-De-Sac Location
-  Kitchen With Breakfast Bar
-  Large Split Level Apartment
-  Share of Freehold | EPC | Council Tax D
-  No Onward Chain



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

020 8876 6611

Church Avenue

Approximate Gross Internal Area = 822 sq ft / 76.4 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 107 sq ft / 9.9 sq m
 Total = 929 sq ft / 86.3 sq m

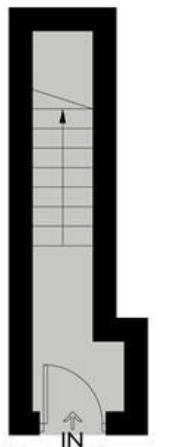


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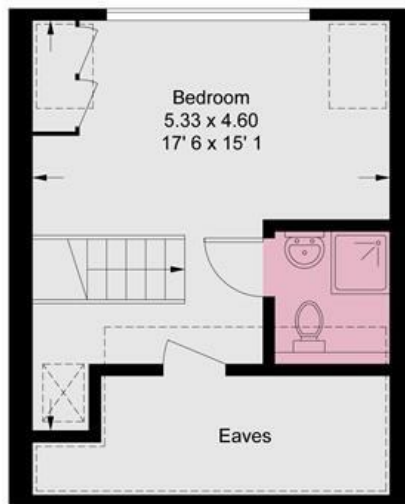
= Reduced headroom below 1.5m / 5'0"



First Floor
573 sq ft / 53.2 sq m



Ground Floor
47 sq ft / 4.4 sq m



Second Floor
309 sq ft / 28.7 sq m
(Including Reduced Headroom / Eaves)

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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