



JAMES
ANDERSON



FOR SALE

£750,000

Lodge Avenue, London, SW14

A charming double fronted house that benefits from an abundance of character and period features. This larger than average cottage, in a picturesque setting, benefits from accommodation that is arranged to provide two double bedrooms, a family bathroom, a reception room that is open to the kitchen/diner and a lovely west facing courtyard garden. The property is set in quaint backwater in East Sheen with uninterrupted views to the front and is conveniently placed for access to both White Hart Lane and Mortlake station with direct trains into Waterloo. The River Thames is a short walk away and there are also frequent bus routes to Richmond, Barnes, Hammersmith and Putney.



Two Double Bedrooms



One Family Bathroom



Reception Room With Feature Fireplace



Kitchen With Dining Room



Freehold | EPC E | Council Tax F



Mortlake Station (Zone 3)



East Sheen Primary School Catchment



East Sheen 'Royals' Location



West Facing Garden



No Onward Chain



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

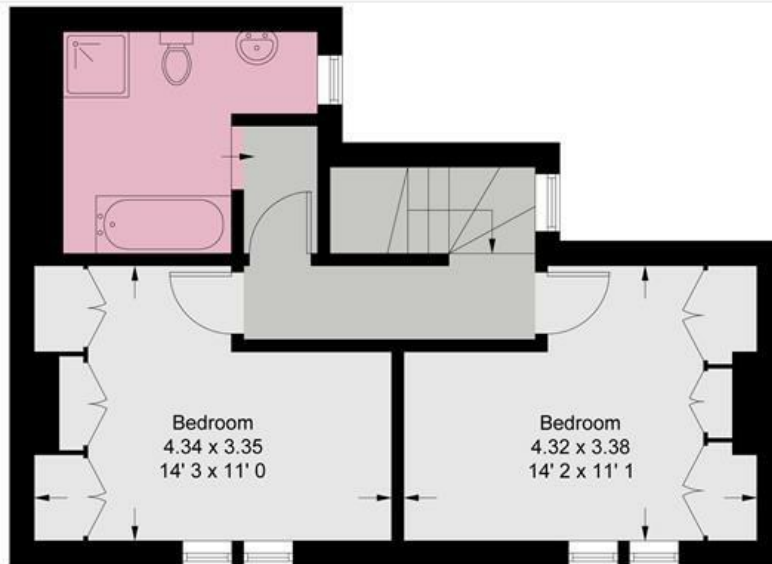
020 8876 6611

Lodge Avenue

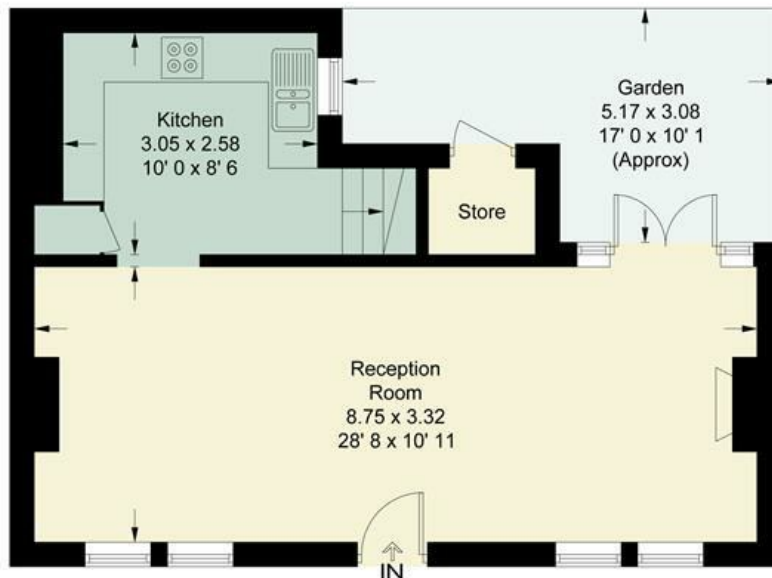
Approximate Gross Internal Area = 939 sq ft / 87.3 sq m



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First Floor
467 sq ft / 43.4 sq m



Ground Floor
472 sq ft / 43.9 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) A			 81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		

