



JAMES  
ANDERSON



## FOR SALE

£725,000

Portman Avenue, London, SW14

SOLD SOLD SOLD - Similar properties required

A delightful ground floor one/two bedroom conversion flat with a lovely private garden. The property is in excellent decorative order and benefits from solid wood floors to the main bedroom and sitting room. It further benefits from a beautiful 'Harvey Jones' Kitchen/breakfast room with double doors into the rear garden. The accommodation consists of a large double bedroom with bay window and built in wardrobes, a second bedroom, which is currently used as a home office at the rear, a lovely sitting room, hand built fully fitted kitchen and luxury bathroom.

Outside are pretty gardens both front and rear, the rear benefiting from sandstone paving, outside 'mood' lighting, rendered walls and rear access. The front garden has also been landscaped with paving and picket fence. Lease and service charge information is available on request..



Two Bedrooms



One Bathroom



One Reception Room



Stunning Kitchen



Share of Freehold | EPC C | Council Tax D



Mortlake Station (ZONE 3)



Thomson House & East Sheen Primary [OUTSTANDING]



Pretty Tree Lined Avenue



Private Rear Garden



Beautifully Finished Throughout



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

020 8876 6611

# Portman Avenue

Approximate Gross Internal Area = 799 sq ft / 74.2 sq m



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Ground Floor

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) <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	72	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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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