



JAMES  
ANDERSON



## TO LET

Avondale Road, Barnes, SW14

## £2,750 Per Month

Per Month

A bright and spacious three bedroom, two bathroom maisonette located in the highly sought after Avondale Road, with Mortlake Station just a short walk away. The first floor accommodation offers a eat in large kitchen, bright spacious reception room, modern family bathroom and double bedroom, there is also direct access down to a private garden. The top floor consists of a double bedroom and extremely spacious principal bedroom with en-suite shower room and built in storage.



Three Bedrooms



Two Bathrooms



Bright Reception Room



Spacious Kitchen



EPC D/ Council Tax D/ Deposit £3,173



Mortlake Station



Thomson House School



White Hart Lane



Freshly Painted and New Carpets



12 Month Minimum Term / £634.61 Holding Deposit



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

0208 878 8688

# Avondale Road

Approximate Gross Internal Area = 1069 sq ft / 99.3 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 69 sq ft / 6.4 sq m  
 Total = 1138 sq ft / 105.7 sq m



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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.

