



JAMES
ANDERSON













FOR SALE

£625,000

Avondale Road, Mortlake, SW14

Asking Price

Located on a popular residential road in Mortlake, this well-presented period maisonette, offers an abundance of charm and character. The property is located on the ground floor, and has nicely reconfigured accommodation, which is arranged to provide two spacious bedrooms, both with fitted storage and attractive fireplaces, whilst having use of a stylish, modern wet-room. The sitting room is at the rear of the property, which also has fitted storage, and an attractive fireplace, which leads to a lovely, modern kitchen/dining room, that has double doors out to the garden. The property is enhanced by an attractive enclosed rear garden, which has established plants and shrubs, whilst being mainly laid with decorative blue slate chippings, and shingle. Avondale Road is conveniently placed for the shops and amenities of White Hart Lane, and Barnes Village. For the commuter, Mortlake and Barnes Bridge Stations are a short walk away, along with some outstanding schools. The lease length is currently 60 years, but will be 125 years on completion.

-  Two Spacious Bedrooms
-  Stylish Modern Wet-Room
-  Sitting Room with Fireplace
-  Modern Kitchen/Dining Room
-  EPC Rating D / Council Tax D / Leasehold
-  Near Mortlake/Barnes Bridge Stations
-  Outstanding Local Schools
-  Reconfigured, Well-Presented Accommodation
-  Attractive Enclosed Rear Garden
-  Ground Floor Maisonette



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

020 8876 0100

Avondale Road

Approximate Gross Internal Area = 675 sq ft / 62.7 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 9 sq ft / 0.9 sq m
 Total = 684 sq ft / 63.6 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.



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	73	80

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>			
England & Wales	EU Directive 2002/91/EC		

