



JAMES  
ANDERSON



## FOR SALE

**£625,000**

Avondale Road, London, SW14

Asking Price

A period, ground floor maisonette, with a private west facing garden, and easy access to local trains and buses. This well-presented property boasts two double bedrooms, a bright living room with attractive fireplace, with and a modern kitchen and shower room. There is access from the kitchen out to a really good size, private and enclosed west facing garden. Avondale Road is conveniently placed for the shops and amenities of White Hart Lane, and Barnes Village, and the River Thames is literally at the end of the road. For the commuter, Mortlake and Barnes Bridge Stations are a short walk away, along with some outstanding schools. The property is available for sale with no onward chain, and the property also has a share of the freehold with the upstairs neighbour.

-  Two Double Bedrooms
-  Modern Shower Room
-  Sitting Room with Fireplace
-  Modern Kitchen
-  EPC Rating D / Council Tax D / Share of Freehold
-  Mortlake/Barnes Bridge Stations
-  Outstanding Local Schools
-  Private West Facing Garden
-  No Onward Chain
-  Period Ground Floor Maisonette



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

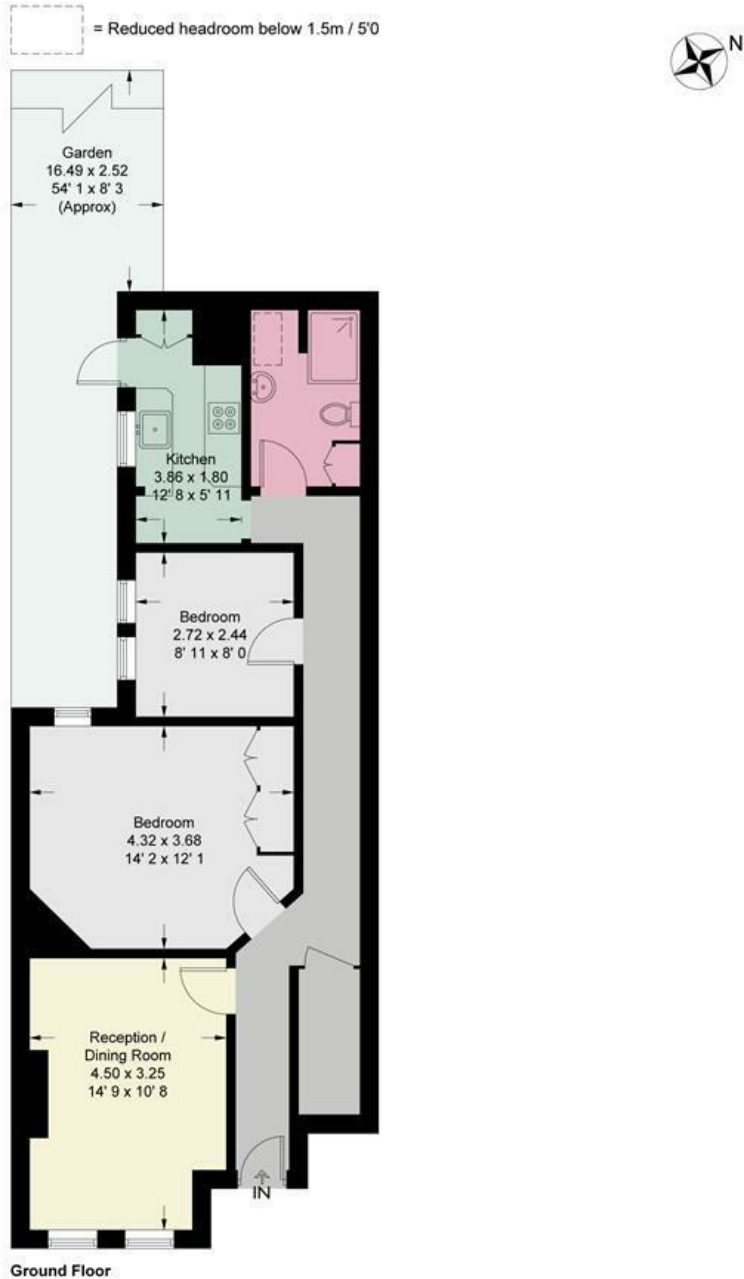
020 8876 0100

# Avondale Road

Approximate Gross Internal Area = 722 sq ft / 67.1 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 4 sq ft / 0.4 sq m  
 Total = 726 sq ft / 67.5 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) <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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</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>		
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