JAMES ANDERSON











FOR SALE

£525,000

Connaught Avenue, London, SW14

SOLD WITH NO CHAIN - PERIOD FIRST FLOOR FLAT - 975 SQft

A superbly located three bedroom first floor apartment with potential to update and add value. The accommodation is accessed via a private entrance and comprises two double bedrooms, one large family bathroom, reception room and a separate spacious kitchen.

Connaught Avenue is a much sought-after road on the Northern side of the Upper Richmond Road West, within a few hundred yards of the junction with Sheen Lane and easily accessible to shops and transport. Mortlake station, providing a service to Clapham Junction and Waterloo, is just over a quarter of a mile away.

Lease remaining: 93 years
Ground rent: £75 per year
Service charge: £0

- Three Bedrooms
- One Bathroom
- Separate Reception Room
- Eat In Kitchen
- Leasehold | Council Tax Band E | EPC TBC
- 0.4 Miles To Mortlake Train Station
- Excellent Schools Nearby Including Sheen Mount
- Pretty Tree Lined Avenue
- No Chain
- Potential To Add Value

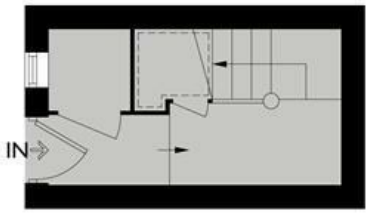
Connaught Avenue

Approximate Gross Internal Area = 975 sq ft / 90.6 sq m
(Including Reduced Headroom)
Reduced Headroom = 8 sq ft / 0.8 sq m

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= Reduced headroom below 1.5m / 5'0



Ground Floor
85 sq ft / 7.9 sq m
(Including Reduced Headroom)



First Floor
890 sq ft / 82.7 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.

