

JAMES ANDERSON

Rock Avenue
London SW14
£795,000



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A rarely available and well-presented Victorian cottage, located down a charming backwater in 'The Royals'. Arranged over three floors, the accommodation comprises a bright open-plan living room and a superb fully fitted kitchen, with bi-folding doors opening onto a west-facing courtyard, along with a useful separate understairs utility area, on the ground floor. On the first floor there are two double bedrooms and a family bathroom, with a further double bedroom and en-suite wet room occupying the extended loft. The property retains much of its original charm and character, while also benefitting from a pretty west-facing courtyard to the rear.

Rock Avenue is ideally positioned for the extensive shopping and leisure amenities of the area, including Waitrose, several gastro pubs, restaurants and coffee shops, together with excellent bus routes to Richmond, Putney, Barnes and Hammersmith. Mortlake Station is just a few minutes' walk, offering fast trains to London Waterloo in only 23 minutes and Richmond Park, the largest of the Royal Parks is within easy reach.












Dove





Rock Avenue

Approximate Gross Internal Area = 963 sq ft / 89.4 sq m
(Including Reduced Headroom)
Reduced Headroom = 93 sq ft / 8.6 sq m

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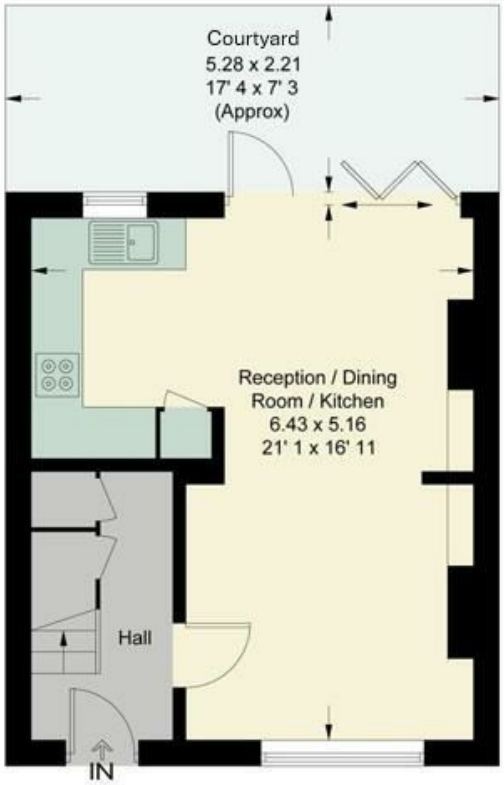
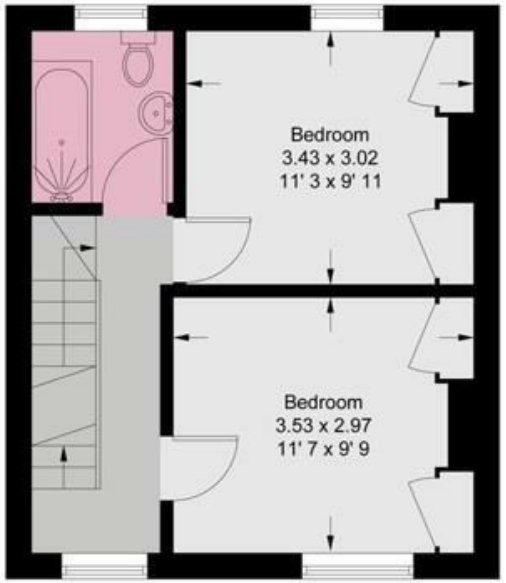


Ground Floor
354 sq ft / 32.9 sq m



First Floor
348 sq ft / 32.3 sq m

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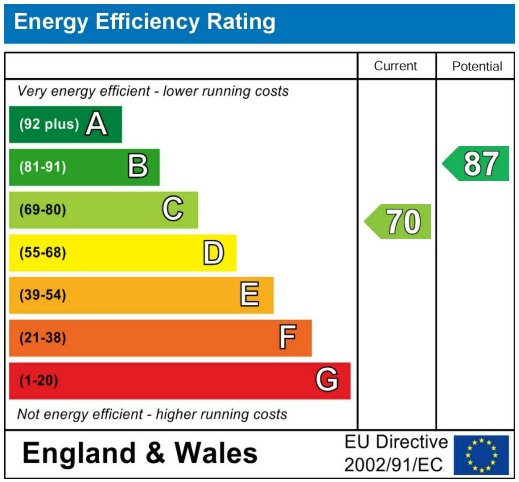
= Reduced headroom below 1.5m / 5'0



Second Floor
261 sq ft / 24.2 sq m
(Including Reduced Headroom)



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