

Second Avenue, SW14

M  VELI



- Two Bedrooms
- Ground Floor Maisonette
- High Ceilings
- Modern Kitchen
- Integrated Appliances
- Close to Barnes Bridge Station
- Outstanding Local Schools
- Private Outside Paved Patio
- No Onward Chain

# Second Avenue, SW14

**2 BED Maisonette | 668.00 sq ft | Leasehold**

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An immaculate two bedroom period ground floor maisonette situated in a very desirable location on Second Avenue with beautiful period features including stripped wood flooring, sash windows and high ceilings...

This beautiful ground floor maisonette has been kept and maintained to a very high standard. The property offers an abundance of period features with sash windows, wooden flooring and high ceilings and a pretty exterior. The kitchen has been completely modernised and features integrated appliances. The easy to maintain private outside patio area is fully paved with a west-facing aspect.

There are excellent transport links nearby with Barnes Bridge Station just a short walk away, as well as Mortlake station, with local bus services available into Putney and Richmond offering



the Underground / Overground National Rail services.

The property also falls under excellent school catchment areas with Barnes Primary being the nearest as well as Thomson House and East Sheen Primary also situated nearby.

The property is leasehold and benefits from a very long lease and is being offered with 'no onward chain'.









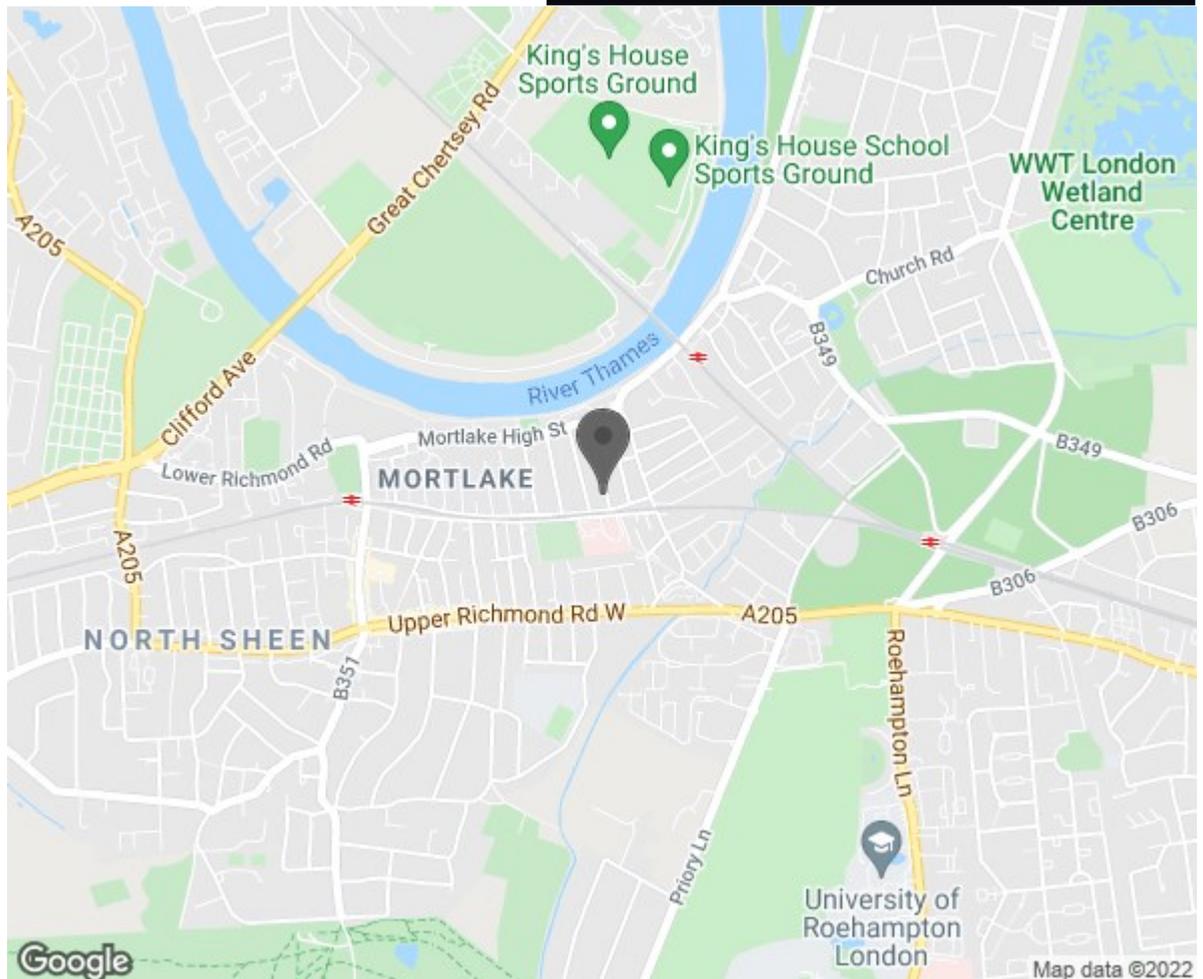


## Location

-  Property Location
-  Overground Station
-  Underground Station

## Energy Efficiency (EPC)

	Rating	Score
Current:	C	69
Potential:	C	79



# Floor plan

668.00 sq ft

## Second Avenue

Approximate Gross Internal Area = 658 sq ft / 61.2 sq m  
(Excluding Reduced Headroom)

Reduced Headroom = 10 sq ft / 0.9 sq m

Total = 668 sq ft / 62.1 sq m



 = Reduced headroom below 1.5m / 5'0"



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.

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## Brett Boyd

Contact Brett for further details or  
a free valuation on your property.

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