

Second Avenue, SW14

MØVELI



- 1,114 sq ft (103.5 sq m)
- Two Double Bedrooms
- Two Bathrooms
- Split Level End of Terrace Property with Period Features
- Secluded Garden with Outdoor Entertaining Area and Storage Facilities
- Fantastic Location with Great Transport Links
- Double Glazed Throughout
- Gas Central Heating
- Modern Fitted Eat-In Kitchen with Ample Storage
- Completely Redecorated and Modernised Throughout

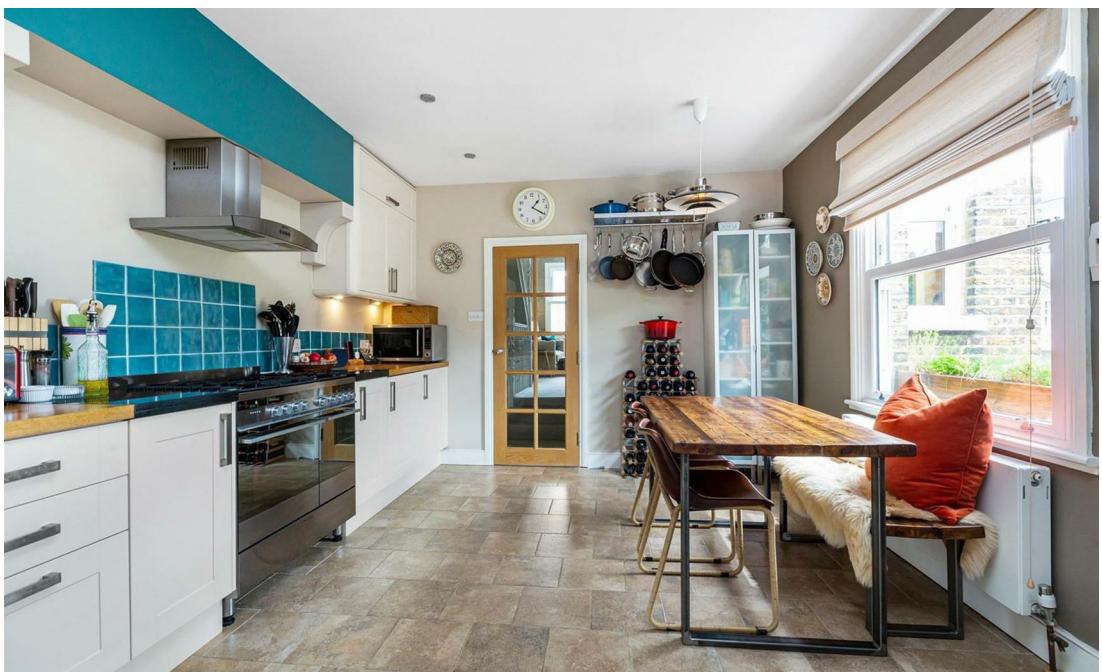
# Second Avenue, SW14

**2 BED Maisonette | 1114.00 sq ft | Leasehold**

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A very spacious split level, end of terrace period property, offering bay windows in the living room, two double bedrooms, high ceilings and direct access to a secluded garden, that has been modernised throughout with an impressive 1,114 sq ft of living space.

This beautiful home is split level and arranged over three floors with the main door entrance on the ground floor leading up to the bright living room with high ceilings, featuring custom built-in shelving and cabinets with white plantation shutters at the front side of the house, which then leads into a spacious and fully fitted separate eat-in kitchen. The second bedroom with built-in cupboards as well as a modern family bathroom is also situated on the first floor along with a stairwell leading directly out onto a cosy but lush secluded garden to the rear, which is a fantastic space for outdoor entertaining and al fresco dining. The kitchen has been finished to a high standard with integrated appliances and a fabulous range cooker with plenty of storage space. The family bathroom offers a bath with an overhead shower, along with a large utility cupboard housing the washer/dryer along with additional storage and shelving. The upper floor of the house consists of the main bedroom that has also been fitted with a range of built-in storage and has great views along with an en-suite bathroom featuring a walk-in shower. One of the major advantages of being situated at the end of the terrace is the garden has side gate access allowing ease of access for bikes, bins and garden waste via the secure communal gate.



The location of this property offers convenient transport links with Barnes Bridge Station and Mortlake Station both less than half a mile away along with plenty of convenient bus routes. The property is surrounded by a great selection of local amenities and various attractions including the beautiful Thames Riverside and Richmond Park which are both within easy reach along with the world-famous Kew Gardens all within the nearby vicinity and a variety of excellent local pubs and restaurants to enjoy.

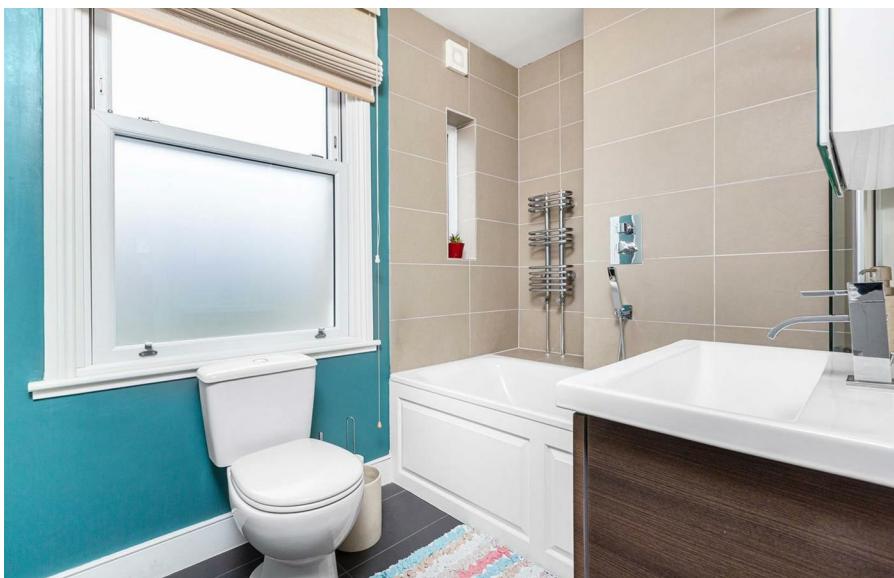
This property is presented in immaculate turnkey condition with excellent features throughout and is situated in a vibrant and popular part of South West London with the added benefit of excellent schools nearby.









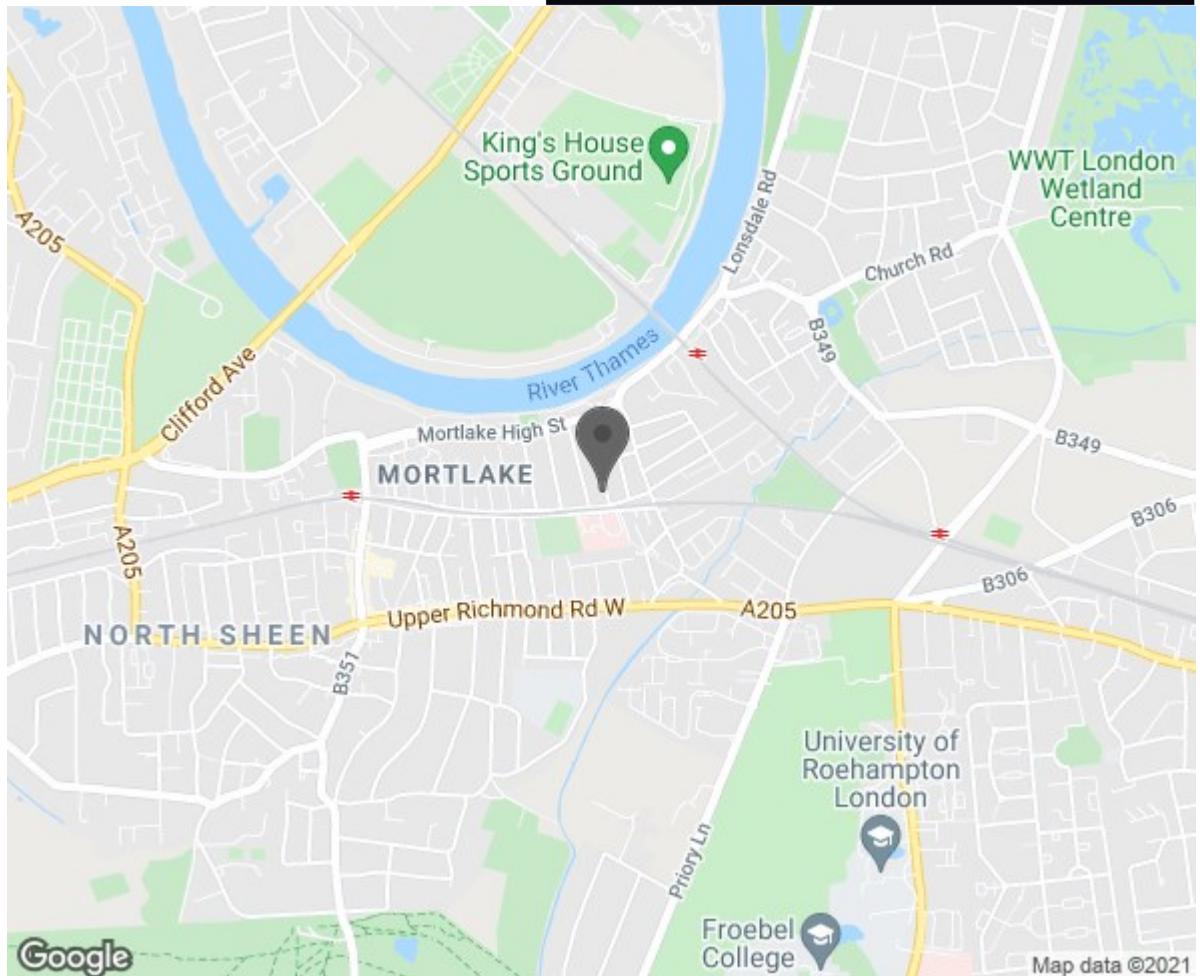


## Location

-  Property Location
-  Overground Station
-  Underground Station

## Energy Efficiency (EPC)

Rating	Score
Current: <b>D</b>	<b>66</b>
Potential: <b>C</b>	<b>70</b>



## Floor plan

**1114.00 sq ft**

## Second Avenue

Approximate Internal Floor (Living) Area = 994 sq ft / 92.3 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 100 sq ft / 9.3 sq m  
Store = 20 sq ft / 1.9 sq m  
Total Areas = 1114 sq ft / 103.5 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.

## Brett Boyd

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

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