



**SECOND AVENUE, SW14**  
£750,000

**Carter Jonas**

## SECOND AVENUE, SW14

A charming upper floor split level flat boasting its own private entrance and featuring on the first floor a spacious reception room, double bedroom, modern bathroom and well equipped kitchen dining room with stairs leading to the west facing shared patio garden. On the top floor is the principal bedroom with ensuite shower room.

Second Avenue is conveniently located for Barnes Village, the river and Barnes Bridge Mainline Station.

### AMENITIES

- One reception room
- One kitchen/dining room
- Two bathrooms
- Two bedrooms
- Shared garden
- Residents parking

**TENURE** Leasehold

**LOCAL AUTHORITY** Richmond Upon Thames

**EPC BAND** C





## Second Avenue, SW14

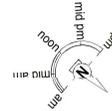
Approximate Floor Area = 109.4 sq m / 1,178 sq ft  
Including Limited Use Area (12.7 sq m / 137 sq ft)



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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