



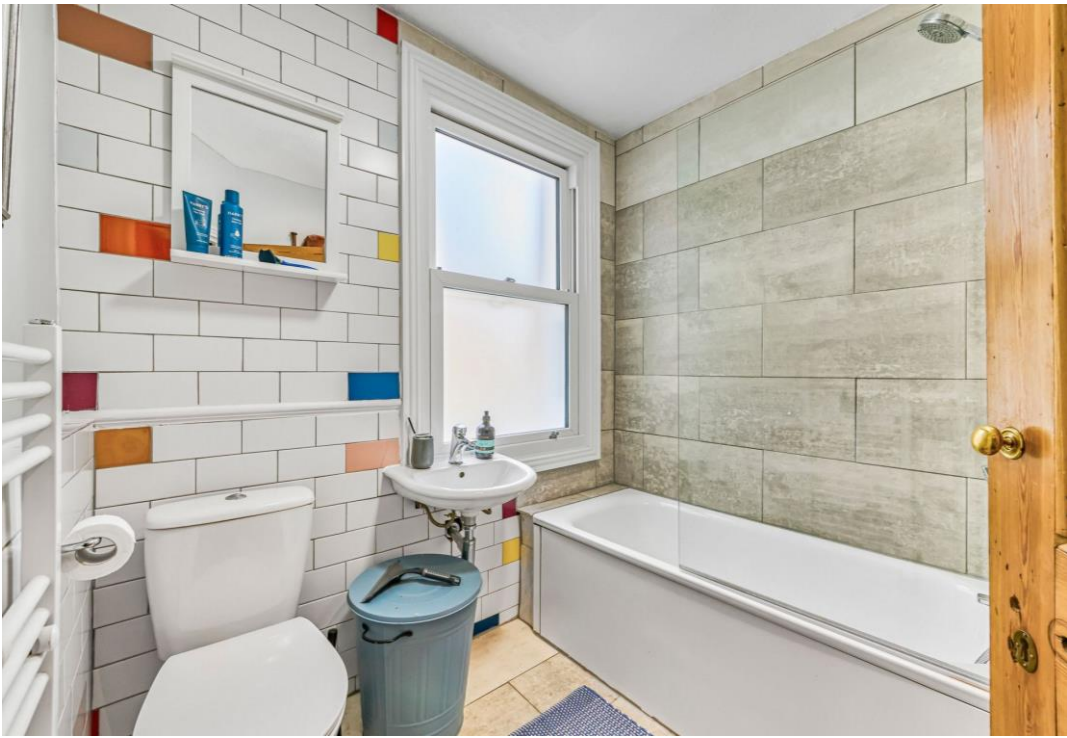
Tff  
Second Avenue |  
London | SW14

***Rare to the market is this huge one bed, top floor flat, offering excellent room proportions and with potential, STPP to extend into the huge loft to create a substantial maisonett***

*Large One Bed Flat | Large Reception | Huge Loft | Loads Of Potential | Share Of Freehold*

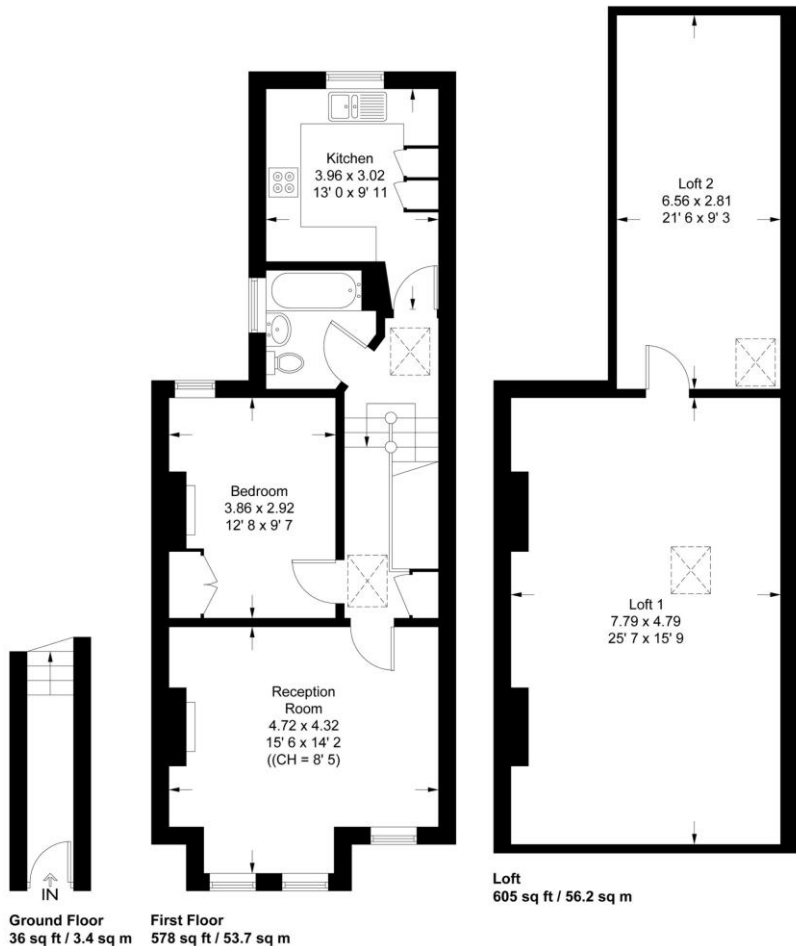
**£575,000 | LH+ShareFH**





## Second Avenue

Approximate Gross Internal Area = 1219 sq ft / 113.3 sq m



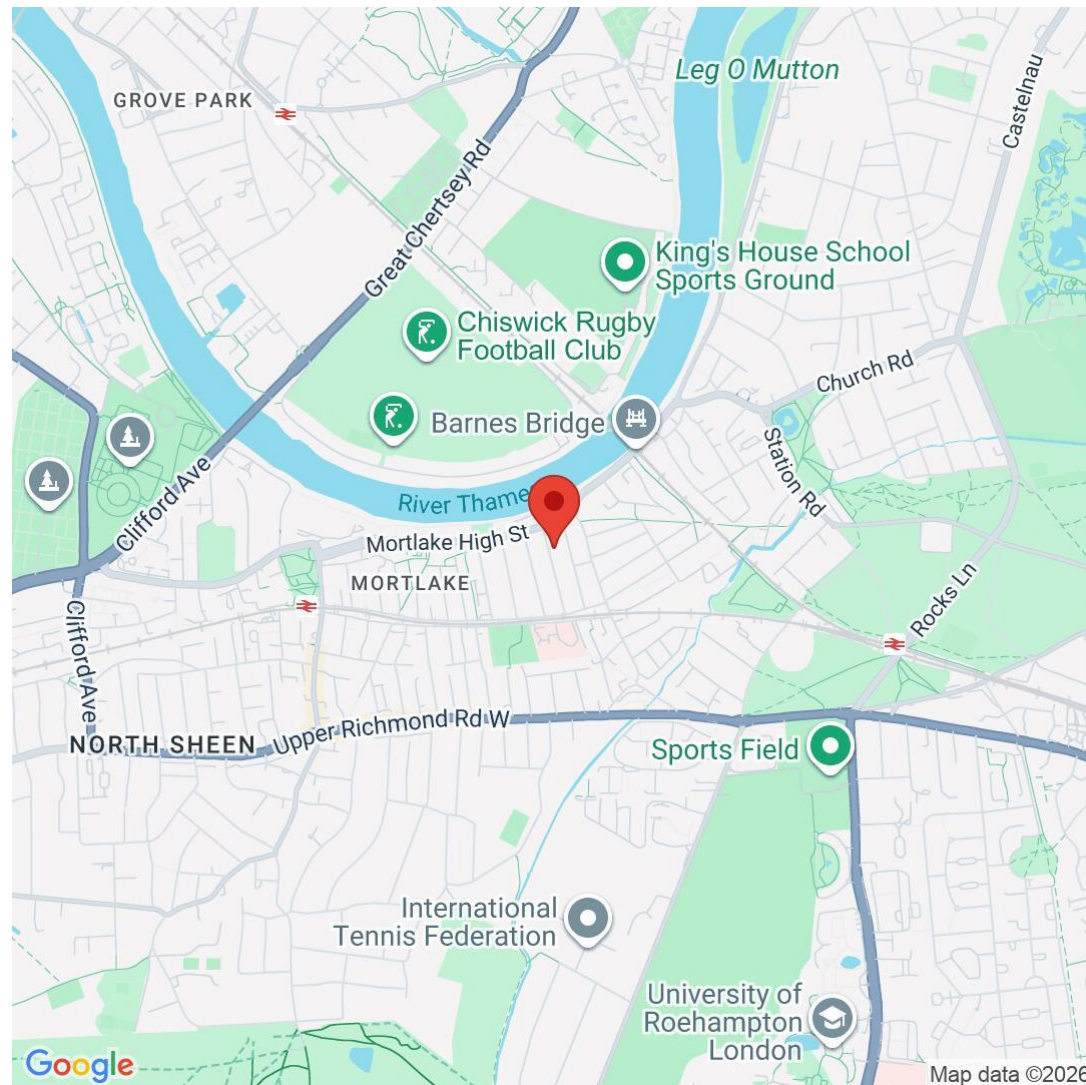
This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. 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.

## Apparent of Barnes

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	