



**87 Second Avenue,  
Mortlake, SW14 8QF**

There are so many things that are great about this house that it's hard to know where to begin.....

- \_\_\_ Four Bedrooms
- \_\_\_ Extended kitchen
- \_\_\_ Large double reception room
- \_\_\_ Two Bathrooms
- \_\_\_ Guest cloakroom
- \_\_\_ Rear garden
- \_\_\_ 1702 Sq. ft.
- \_\_\_ £3500pcm
- \_\_\_ Unfurnished



A first class 4 bedroom, 2 bathroom family home to rent in Second Avenue.

Edwardian house with a larger garden and more internal space than its rivals and with an all important side access too.

Recently refurbished.

Wonderful location, popular with families and a short walk from either Barnes Bridge or Mortlake Station.

Available Mid March 2018

Right \_\_\_RECEPTION ROOM  
Below left \_\_\_KITCHEN



Below \_\_\_MASTER BEDROOM



With a mix of original Edwardian cornices and fireplaces combined with a stunning bespoke kitchen and contemporary bathrooms, this is a very attractive home where you could raise a family, work from home, and still find room to curl up with a book in peace.

The extended east facing kitchen gives you extra room to sit for a bright and cheerful breakfast, with bi-fold doors leading allowing the outside in, the morning sun just floods the back of the house. What's more, being end of terrace, this house benefits from being slightly wider than any of the competition in the road.

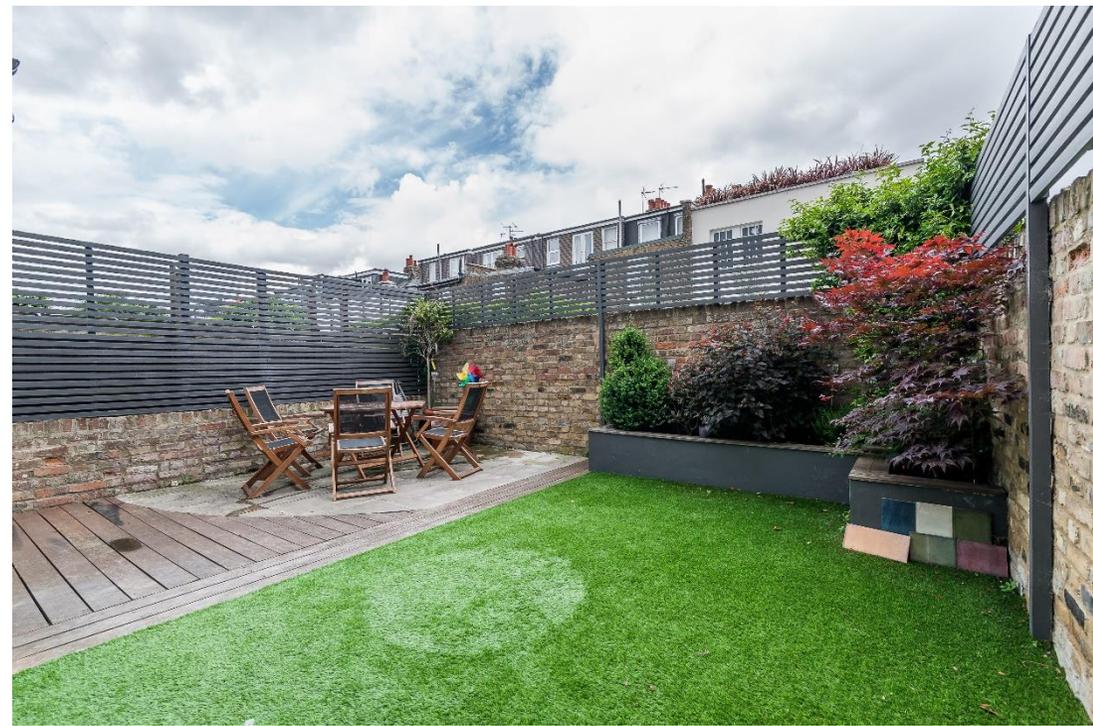




Left \_\_\_BATHROOM  
Right \_\_GARDEN

The Landlords have created a child proof garden with easigrass to keep the mud at bay, private side access for bikes, and yet in the evening it transforms into an adults paradise with peripheral lighting, attractive planting and a decked area perfect for a glass of wine after a busy day.

This house was refurbished for the current owners in mind, so you have many additional benefits that most rental properties don't provide and the true feeling of 'home'. Four proper bedrooms, with an ideal room at the top for a nanny or guests, a garden with style, a really spacious double reception room with all important stripped original floorboards and a feature fireplace - reassuringly comfortable. There is also plenty of room for a large dining table, perfect for a proper dinner party.



Below \_\_\_BEDROOM ENSUITE

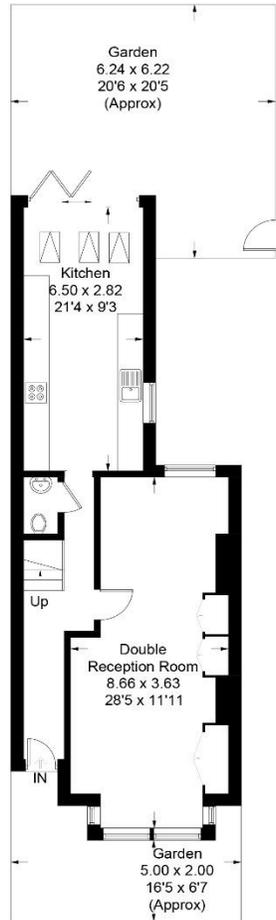


Right \_\_\_BEDROOM

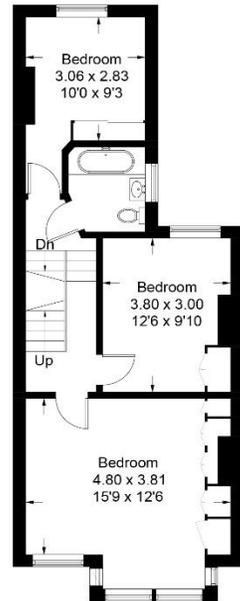


## Second Avenue, London, SW14

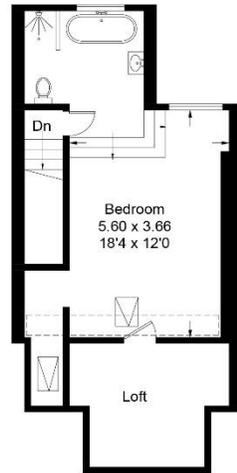
Approximate Gross Internal Area = 158.1 sq m / 1702 sq ft (Including Loft)



Ground Floor  
57.7 sq m / 621 sq ft



First Floor  
54.7 sq m / 589 sq ft



Second Floor  
45.7 sq m / 492 sq ft

All measurements are in accordance to the RICS Code Of Measuring Practice.

87, Second Avenue,  
LONDON, SW14 8QF

Dwelling type: Mid-terrace house  
 Date of assessment: 20 May 2008  
 Date of certificate: 20 May 2008  
 Reference number: 8828-6725-4780-8710-3022  
 Total floor area: 160 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-plus) <b>A</b>			(92-plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	62	69	(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Second Avenue is perpendicular to Mortlake High Street, and this house is at the southern end, so parking is much easier although you will need a permit to cover from 9am-11am Monday to Friday. Popular pubs, restaurants and shops on White Hart Lane are a short walk away, as are Barnes Village and East Sheen. Transport options are excellent with Barnes Bridge and Mortlake Stations both very easily accessible on foot, or you can grab a bus straight to Hammersmith (Piccadilly, District and Hammersmith and City lines).

