



**JAMES  
ANDERSON**



## FOR SALE

**£725,000**

South Worple Way, London, SW14

Guide Price

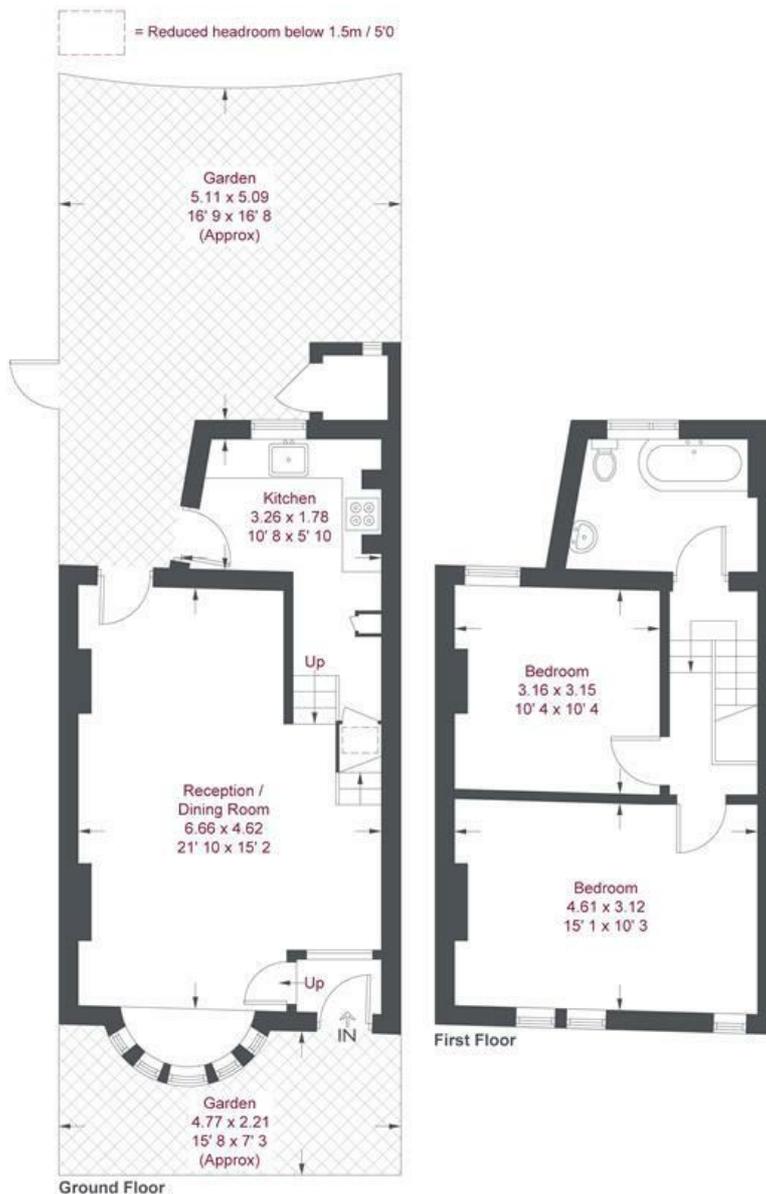
A period two bedroom house with a south facing garden. This beautiful home has been refurbished throughout by the existing owners and is situated in the highly sought after 'Royals' area of East Sheen. The property offers a wealth of features including original wooden flooring, high ceilings and a large loft that can be converted subject to the usual planning consents. The current living space provides front door to a glass porch, open plan living/dining room, a refitted modern kitchen, two double bedrooms and a stunning family bathroom. Outside there is a low maintenance south facing garden with easy grass and useful side access. South Worple Way is ideally located for the extensive shopping and leisure amenities in the area including Waitrose, several gastro pubs, restaurants and coffee shops together with bus routes giving access to Richmond, Putney, Barnes and Hammersmith. Richmond Park is of course close by and there are other excellent schools in the immediate vicinity.

-  Two Bedrooms
-  Gorgeous Family Bathroom
-  Through Reception Room
-  Modern Kitchen
-  EPC Rating D
-  Mortlake Station Nearby
-  'Outstanding' Local Primary Schools
-  Popular 'Royals' Location
-  South Facing Garden
-  Potential To Extend (STP)



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020 8876 6611



## South Worple Way

Total = 841 sq ft / 78.2 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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