



**JAMES  
ANDERSON**



# FOR SALE






**£825,000**

South Worple Way, London, SW14

VICTORIAN COTTAGE - SOUTH FACING GARDEN - STUDIO / OFFICE - POTENTIAL TO EXTEND (STPP)

A beautiful period two-bedroom cottage located on the BARNES / EAST SHEEN borders. The property is presented in excellent order throughout and has retained much of its original charm. The ground floor offers entrance hallway, a snug reception area with feature fireplace and an open plan kitchen / dining room with doors out to a SOUTH FACING GARDEN. The first floor hosts two good size double bedrooms, both with built-in wardrobes, a modern family bathroom and access to a large loft area currently used for storage. There is a small walled garden to the front of the house and a good size south facing garden to the rear. In addition there is a well-built home office/studio at the foot of the garden with a cloakroom. Potential to extend the property to create additional bedrooms exists subject to the usual local authority consents. South Worple Way is conveniently located with easy access to White Hart Lane, and it's local shops and gastro pubs, restaurants and coffee shops together with bus routes giving access to neighbouring towns. Barnes Bridge mainline station is within walking distance and both Barnes and East Sheen town centres are easily accessible.

-  Two Bedrooms
-  One Modern Bathroom
-  Open Plan Reception / Living Area
-  Kitchen With Appliances
-  Freehold | EPC Rating E | Council Tax Band E

-  Barnes Bridge, Barnes & Mortlake Stations Nearby!
-  Close To BARNES PRIMARY & EAST SHEEN Primary
-  Located Just Off White Hart Lane, SW13
-  South Facing Garden
-  Potential To Extend (STPP)



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

# South Worples Way

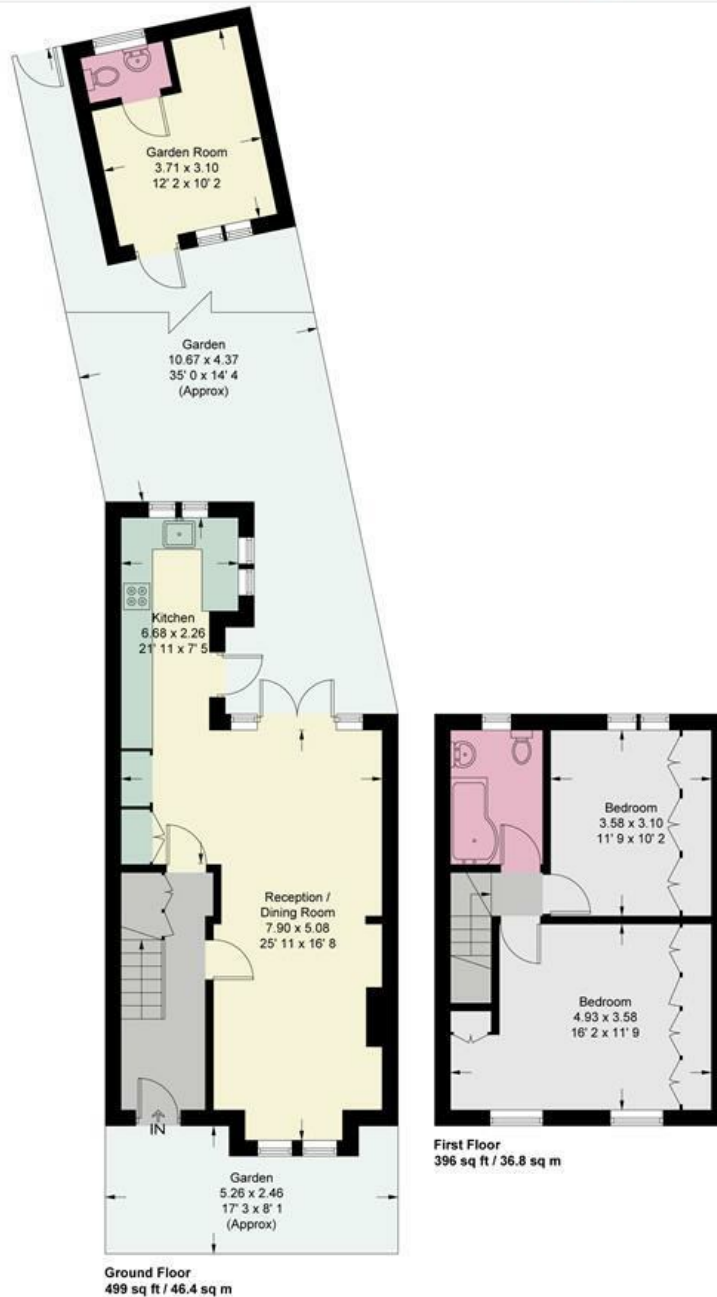
Approximate Gross Internal Area = 895 sq ft / 83.2 sq m

Garden Room = 125 sq ft / 11.6 sq m

Total = 1020 sq ft / 94.8 sq m



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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>73</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>49</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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

