



**JAMES  
ANDERSON**



## FOR SALE

**£850,000**

Worple Street, Mortlake, SW14

Guide Price

A charming, character cottage neatly situated on an idyllic no through road in Mortlake. This period, end of terrace property has spacious accommodation (approx 981 sq ft) which is arranged to provide a large living/dining room with attractive fireplace and wooden flooring, and a modern kitchen/breakfast across the rear of the property, which has access out to the garden. The first floor has two double bedrooms, both with fitted wardrobes, and a large family bathroom, with a paddled staircase that leads from the landing up to a spacious and very useful loft space. The rear garden is paved, decked and enclosed, whilst offering privacy. Worple Street is located close to the amenities of East Sheen and Barnes village. For the commuter, local bus services provide access into Richmond and Putney with its underground links, Mortlake and Barnes Bridge stations are also within easy reach. Outstanding local schools are within walking distance.

- |   |  |
|---|--|
|  Two Double Bedrooms Plus Loft Area      |  Mortlake Station                 |
|  Large Family Bathroom                   |  Outstanding Local Schools        |
|  Large Open Plan Reception               |  No Onward Chain                  |
|  Modern Kitchen/Breakfast Room           |  Functional Loft Space            |
|  EPC Rating E / Council Tax F / Freehold |  Character End Of Terrace Cottage |



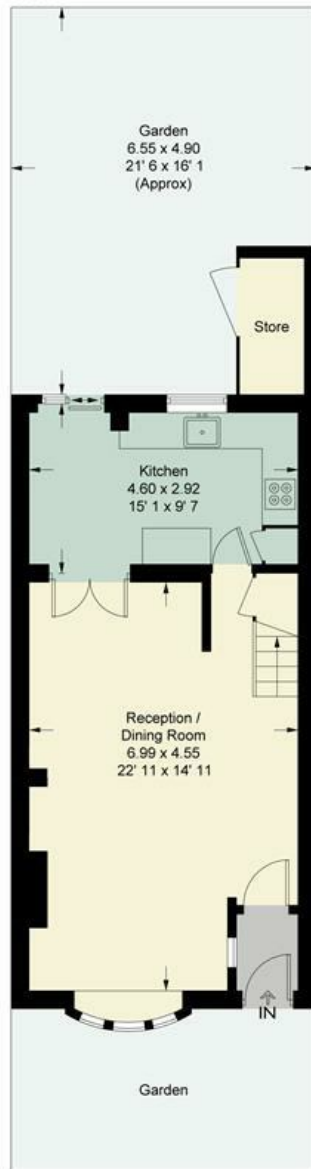
# Worple Street

Approximate Gross Internal Area = 981 sq ft / 91.1 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 186 sq ft / 17.3 sq m  
 Store = 27 sq ft / 2.5 sq m  
 Total = 1194 sq ft / 110.9 sq m

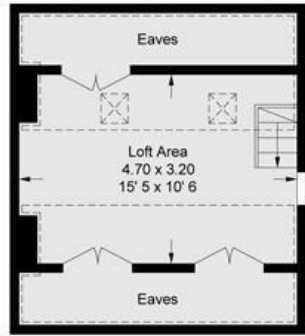


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= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
482 sq ft / 44.8 sq m



**Second Floor**  
267 sq ft / 24.8 sq m  
(Including Reduced Headroom / Eaves)



**First Floor**  
418 sq ft / 38.8 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>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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