



JAMES  
ANDERSON



# FOR SALE

# £1,625,000

Model Cottages, London, SW14

A truly rare opportunity to purchase a chocolate-box double fronted semi-detached cottage situated within a highly desirable conservation area. Model Cottages is an attractive backwater of quaint mid nineteenth century two storey villas set back from an informal, almost rural path. The accommodation is arranged over two floors with the ground floor comprising entrance hall with staircases leading to rooms on the first floor, two reception rooms both with access to the rear garden, separate dining room, a kitchen/breakfast room, and a bedroom with an ensuite wet room. The first floors offer four bedrooms (one with ensuite) and one family bathroom. Outside to the front is a spacious garden with established flower and shrub displays which also provides off street parking for two vehicles. There is also a secluded walled garden to the rear which faces south-west and is ideal for those late summer evenings.

This charming and enchanting cottage oozes kerb appeal and is situated within 0.1 miles of the extensive shopping and leisure amenities of East Sheen including Waitrose and a variety of independent boutique shops, gastro pubs, restaurants, and coffee shops. Mortlake mainline station which provides regular services to London Waterloo is approximately 0.2 miles away. Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London and The Thames Path which provides an idyllic walk along The River Thames with Barnes just minutes away are within 0.7 miles and 0.5 miles respectively.



Four/Five Bedrooms



Three Bathrooms



Two Reception Rooms



Kitchen & Separate Dining Room



Freehold | EPC D | Council Tax G



Mortlake Station (Zone 3)



Thomson House Primary School (OUTSTANDING)



Private Residential Road



Off Street Parking



Near 2,000 Sqft



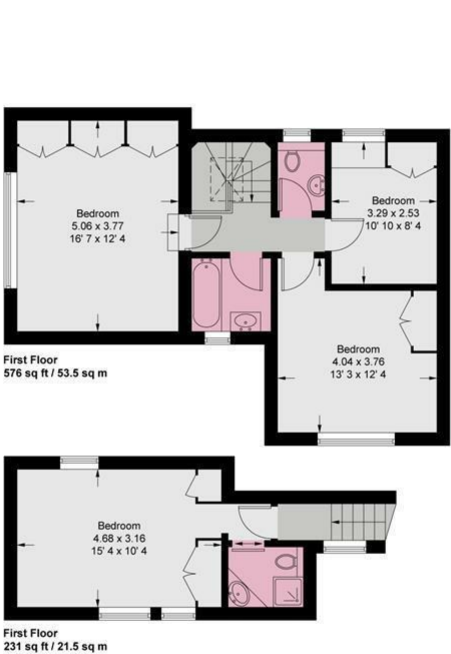
OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611



Model Cottages

Approximate Gross Internal Area = 1996 sq ft / 185.5 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		