



JAMES  
ANDERSON



**FOR SALE**

**£1,125,000**

Model Cottages, London, SW14

A rarely available, four bedroom semi-detached cottage, situated in a highly desirable location. Model Cottages Conservation Area is an attractive backwater of quaint, mid nineteenth century, two storey villas set back from an informal, almost rural lane with large well-tended front gardens. The property will benefit from some updating and offers approximately 1,380 sqft of living space arranged over two floors. The ground floor offers entrance hallway, reception room with a feature fireplace, conservatory, kitchen, separate dining room, utility room with toilet leading to patio and useful covered storage area to the side of the property. The first floor hosts a principal bedroom with en-suite shower bathroom and three further bedrooms all served by one family bathroom. Although there is no rear garden, outside to the front is a beautiful, spacious and secluded west facing garden with mature, well stocked flower and shrub beds plus the added benefit of off-street parking for up to two cars.

This charming and enchanting home 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 together with bus routes giving access to Barnes, Hammersmith, Putney and Richmond. Mortlake mainline station which provides regular services to London Waterloo is approximately 0.2 miles away and the house is a short walk to the river Thames, with its idyllic towpath, and enjoys close proximity to tranquil Kew Gardens, leafy Barnes and the culturally-rich town of Richmond. The nearby Richmond Park offers extensive recreational opportunities such as walking, cycling, riding and golf.

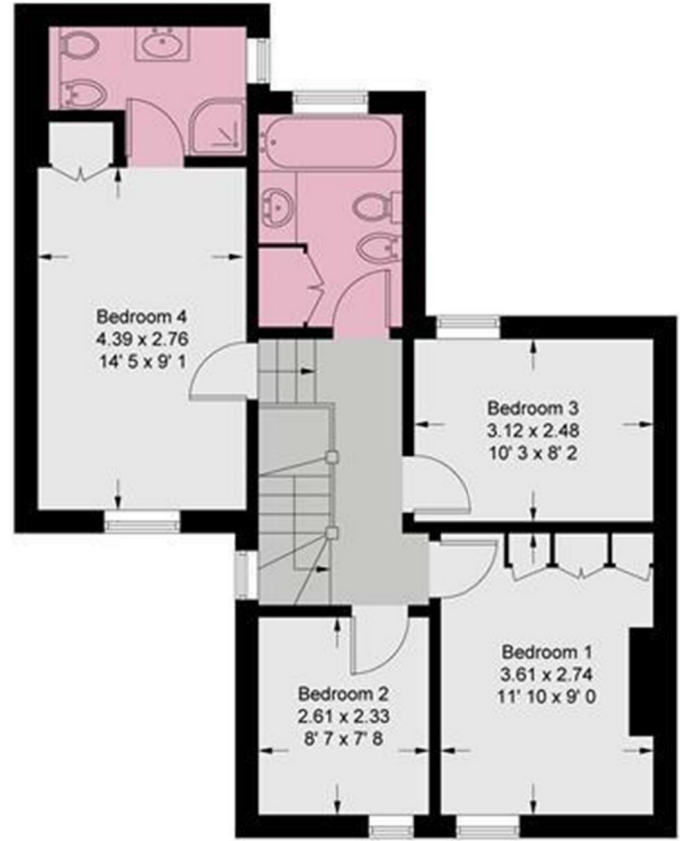


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611



Ground Floor  
770 sq ft / 71.5 sq m



First Floor  
606 sq ft / 56.3 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
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) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

