



**JAMES  
ANDERSON**



## FOR SALE

**£1,000,000**

South Worple Way, London, SW14

NEW DETACHED FAMILY HOME - PARKING - HIGH END DESIGN - OFF STREET PARKING

Bright, spacious and inviting, this fabulous brand new family home situated in the delightful suburb of Mortlake. A mere five minute walk from the River Thames this exceptional detached two-floor home, with off-street parking, hosts three bedrooms two modern bathrooms, comfortable living space, an impeccably designed kitchen and dining area and a delightful private garden area.

Finished to an impressive standard the home boasts the superior quality which is characteristic of contemporary living. Employing conscientious architectural innovation to optimise light and space and with the perfect fusion of excellent fixtures and high quality finishes throughout.

\*internal photos displayed are of the show home



Three Bedrooms



Two Modern Bathrooms



Open Plan Kitchen/Living Space



Fully integrated Kitchen



Freehold | EPC B | Council Tax Band TBC



Mortlake Station (23 minutes to Waterloo)



Thomson House Primary School [OUTSTANDING]



Detached House



Off Street Parking



NEW HOME

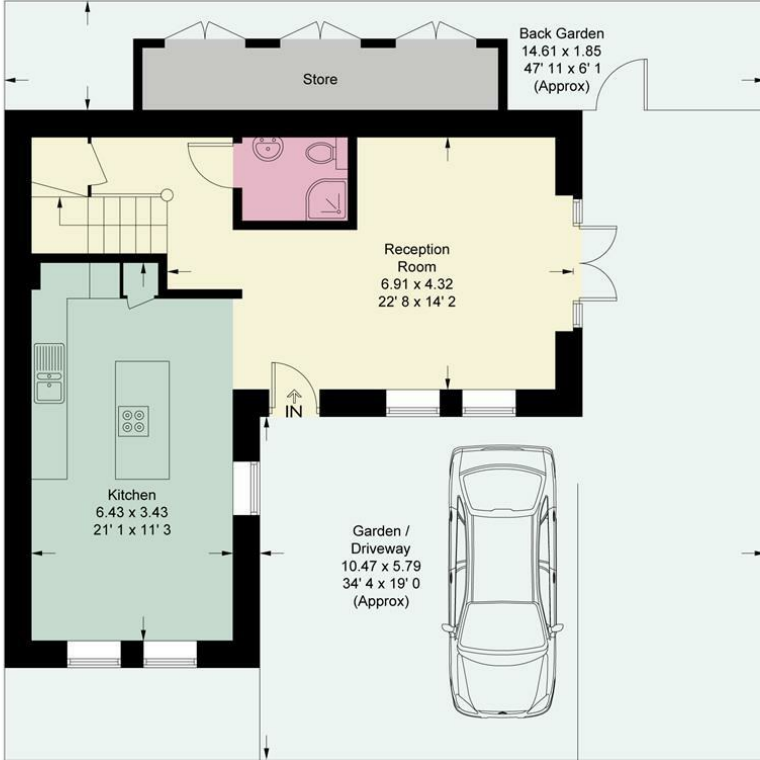


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

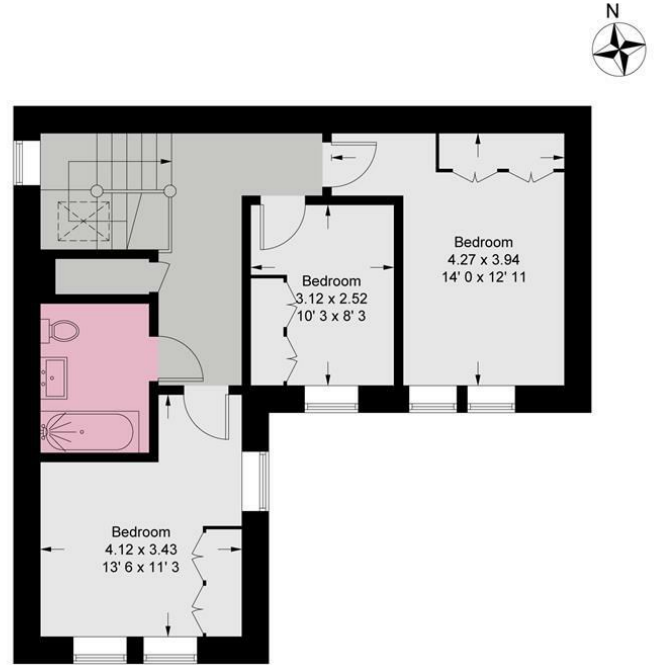
020 8876 6611

# Worple Park

Approximate Gross Internal Area = 1456 sq ft / 135.3 sq m



Ground Floor  
742 sq ft / 68.9 sq m



First Floor  
714 sq ft / 66.4 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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