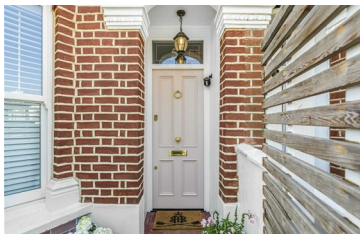
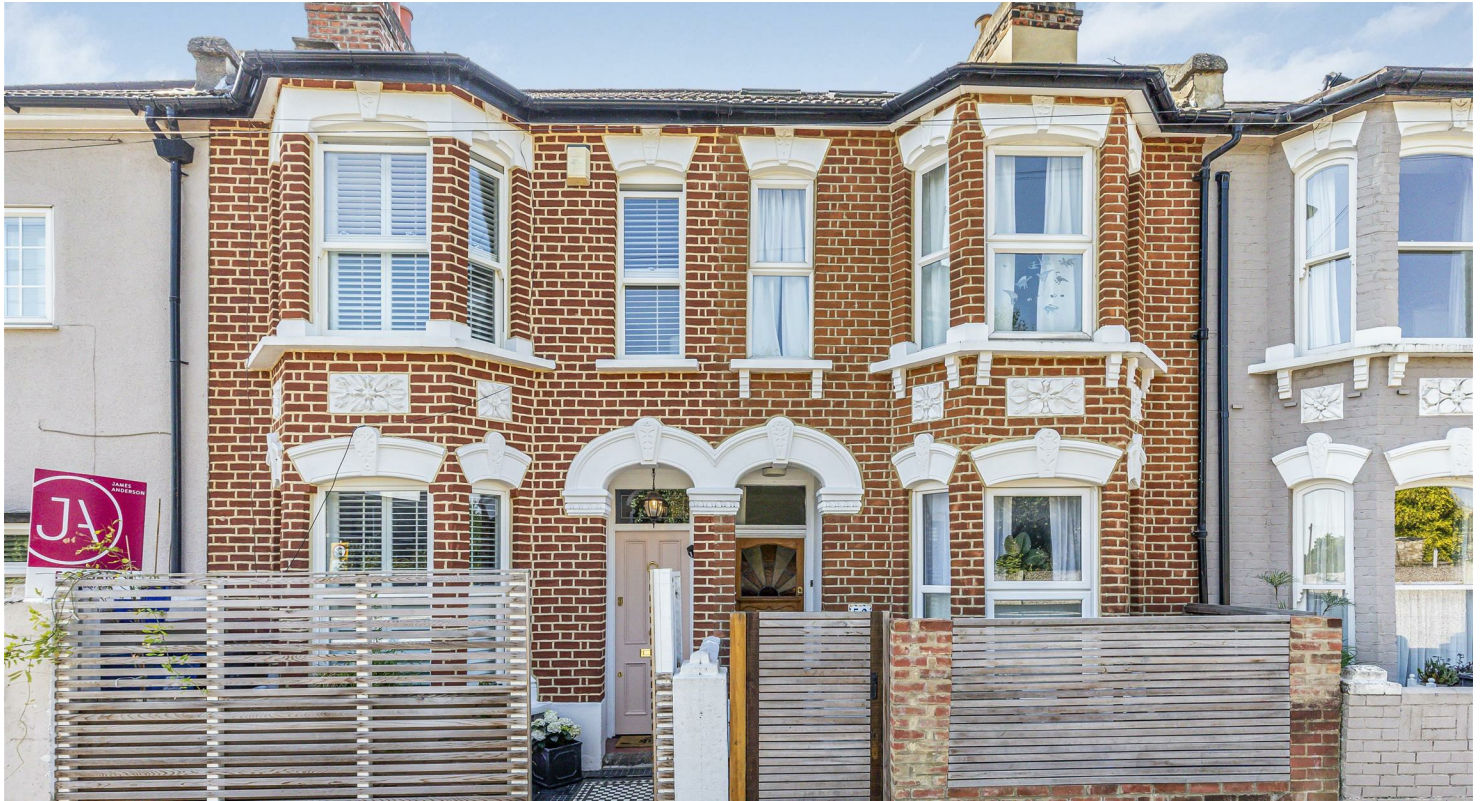




**JAMES  
ANDERSON**



## FOR SALE

**£935,000**

South Worples Way, London, SW14

This wonderful home perfectly combines high-end modern design with charm and character. There is also existing planning in place to convert the loft, adding two further bedrooms and another bathroom (Ref: 21/2359/PS192). The house features a newly extended kitchen, courtyard garden, plantation window shutters, cast iron radiators, underfloor heating, hot tap, new boiler, acoustic glass triple glazed sash windows, high ceilings and restored fireplaces throughout. The new London door Company pink frontdoor with brass fittings leads onto a Victorian style mosaic tiled hallway with original coving features. The ground floor living space comprises hallway with understairs toilet/ cloakroom, bay fronted lounge with fireplace, a sensational open plan kitchen/dining room with quartz central island and bifold doors perfectly framing the lovely garden. Stairs lead to the first floor offering landing, contemporary refitted bathroom with freestanding stone bath and Lusso stone fittings, a double bedroom, bay fronted principal bedroom with built in wardrobes and ensuite shower room. There is a large loft for storage and future development. Externally there is an attractive front garden with Victorian style mosaic tiled path and the addition of a cedar clad garden home office with heating, electrics and lighting as well as storage and useful rear alleyway access. South Worples 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. Mortlake and Barnes Bridge mainline station is within walking distance and both Barnes and East Sheen town centres are easily accessible. The property is also within the catchment area of Thompson House School.



Two Bedrooms



Two Bathrooms



Separate Reception Room



Extended Open Plan Kitchen / Living Space



Freehold | EPC D | Council Tax E



Mortlake Train Station (Zone 3)



Thomson House & East Sheen Primary (OUSTANDING)



Garden Home Office



South Facing Garden



Planning Permission Granted For Loft Extension (Ref: 21/2359/PS192)



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

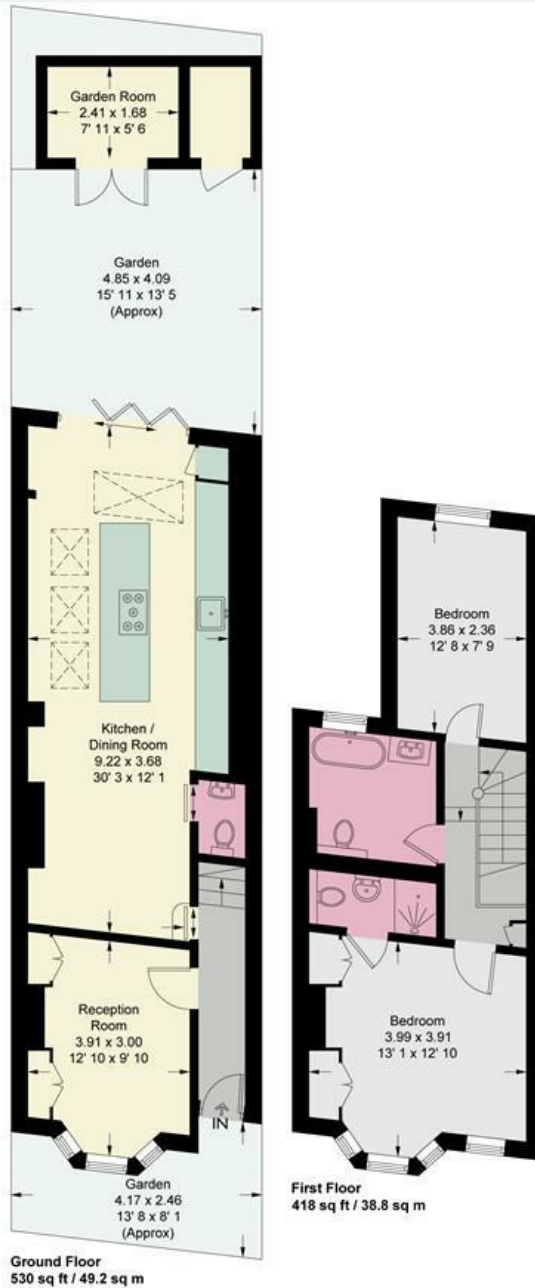
020 8876 6611

# South Worples Way

Approximate Gross Internal Area = 948 sq ft / 88 sq m  
 Garden Room = 43 sq ft / 4 sq m  
 Store = 20 sq ft / 1.9 sq m  
 Total = 1011 sq ft / 93.9 sq m



JAMES ANDERSON



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			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	

