



**JAMES
ANDERSON**



FOR SALE

£775,000

South Worple Way, London, SW14

A period two bedroom house with a south facing garden. This charming cottage is presented in good decorative order and is situated in the highly sought after 'Royals' area of East Sheen. The property offers a wealth of features including original wooden flooring, high ceilings and a large loft that can be converted subject to the usual planning consents. The current living space provides front door to an entrance hallway porch, through reception room, a fully equipped kitchen, two double bedrooms and a large family bathroom with separate shower. Outside there is a low maintenance south facing garden. South Worple Way is ideally located for the extensive shopping and leisure amenities in the area including Waitrose, several gastro pubs, restaurants, and coffee shops together with bus routes giving access to Richmond, Putney, Barnes and Hammersmith. Richmond Park is of course close by and there are other excellent schools in the immediate vicinity.



Two Double Bedrooms



Large Family Bathroom



Double Reception Room



Kitchen With Scope To Extend (STPP)



Freehold | EPC D | Council Tax E



Mortlake Overground - 24 Minutes To Waterloo



Thomson House & East Sheen Primary Schools



Popular 'Royals' Location



South Facing Garden



Loft Potential (STPP)



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

020 8876 6611

South Worpole Way

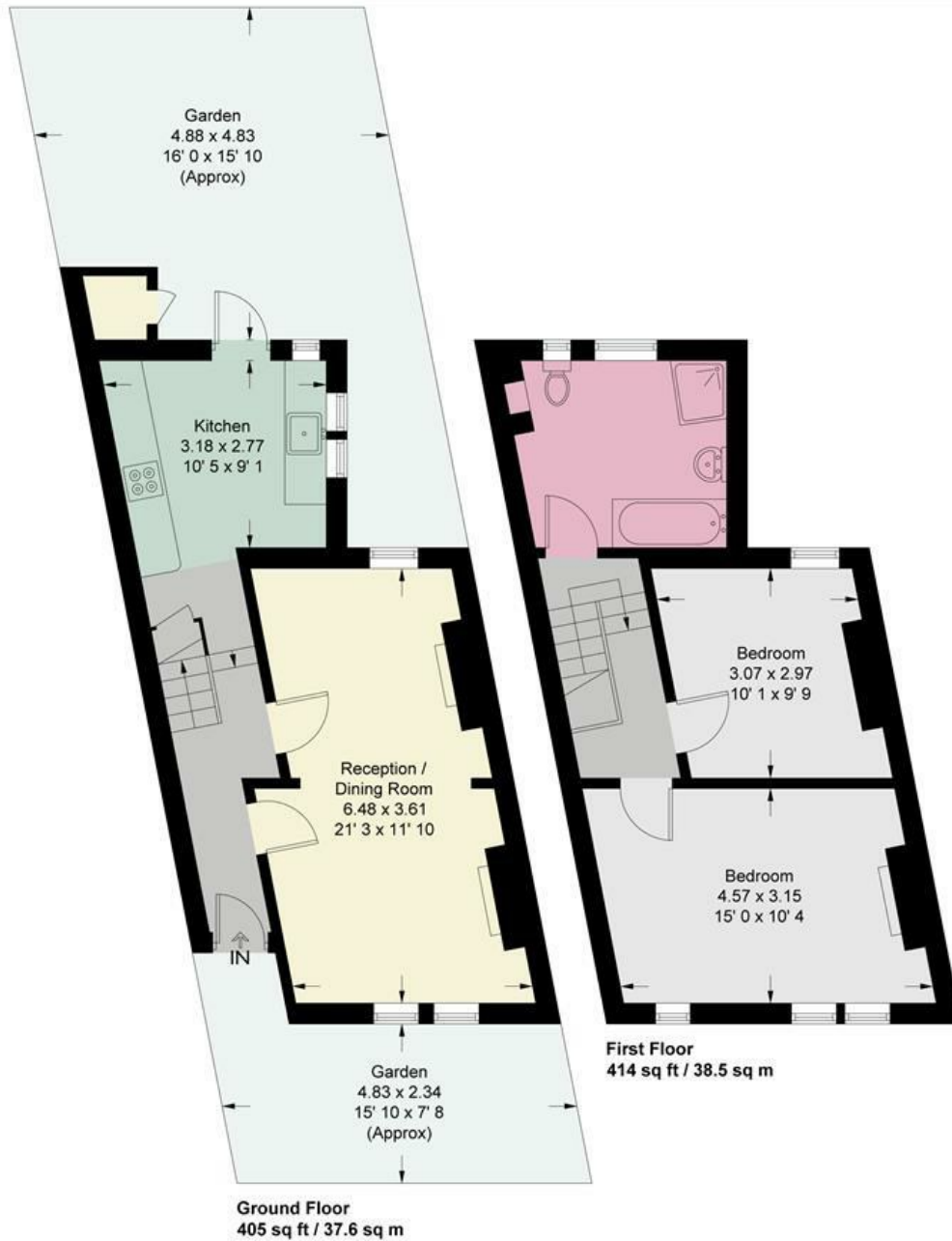
Approximate Gross Internal Area = 819 sq ft / 76.1 sq m

Store = 9 sq ft / 0.9 sq m

Total = 828 sq ft / 77 sq m



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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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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