



**JAMES  
ANDERSON**



## FOR SALE











**£825,000**

South Worple Way, London, SW14

Nestled on the Barnes / East Sheen borders, this charming end-of-terrace period house presents an exceptional opportunity for those seeking a family home or a project with great potential. Currently configured as two separate flats, this property offers a fantastic opportunity to be converted back into a spacious family home or refurbished to enhance the existing apartments. Spanning approximately 1,360 sq. ft. across three floors, there is also potential for further extension (STPP) to create a larger three / four bedroom house. Externally, the home benefits from a south-facing rear garden, off street parking, and convenient rear access from both Buxton Road and South Worple Way.

The house is 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. Barnes Bridge mainline station is within walking distance and both Barnes and East Sheen town centres are easily accessible.

SOLD WITH NO CHAIN

-  Three Bedrooms
-  Two Bathrooms
-  Potential To Further Extend (STPP)
-  Currently Arranged As Two Flats
-  Freehold | EPC D | Council Tax Band D
-  Short Walk To Barnes Bridge Station
-  Barnes Primary School Catchment
-  No Onward Chain
-  In Excess Of 1,360 Sqft
-  Off Street Parking

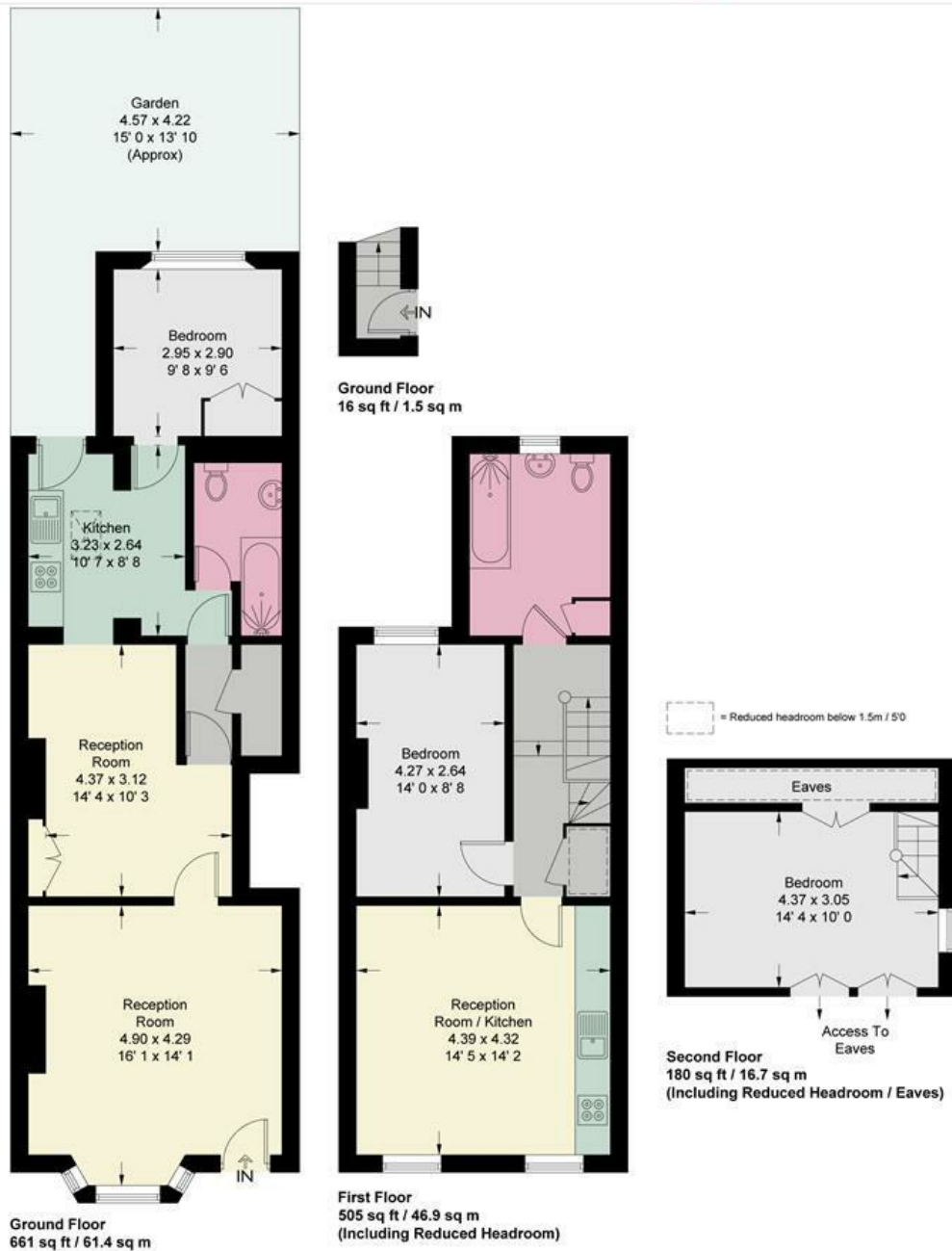


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020 8876 6611

# South Worpole Way

Approximate Gross Internal Area = 1362 sq ft / 126.5 sq m  
 (Including Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 31 sq ft / 2.9 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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