



JAMES
ANDERSON



FOR SALE

£1,250,000

Worple Street, Mortlake, SW14

A truly stunning, high specification, period property neatly situated on a highly desirable 'no through' road in Mortlake. This beautifully presented home offers the perfect blend of classic charm and contemporary comfort. The property has exquisite, light accommodation over three floors which is arranged to provide three spacious bedrooms, a luxurious family bathroom with a separate shower, plus a cloakroom on the ground floor. There is a lovely double reception room, with a log-burner, bespoke storage and attractive flooring that flows into a stunning, high specification, bespoke kitchen/dining room, fitted with integrated appliances and an island. The rear garden has been thoughtfully designed to offer maximum comfort with ease of any maintenance. There are plenty of leisure opportunities nearby with the Thames River towpath just moments away. Richmond Park is within easy reach, along with Kew Gardens and various sports clubs. Local train stations, Mortlake and Barnes Bridge, are also within easy reach. A number of the local primary schools are currently rated by Ofsted as 'Outstanding'.



Three Spacious Bedrooms



Family Bathroom & Cloakroom



Double Reception Room With Log-Burner



Stunning Kitchen/Dining Room



EPC Rating D / Council Tax F / Freehold



Mortlake Station



Outstanding Local Schools



High End Specification



Attractive Rear garden



Exquisite Period Property



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

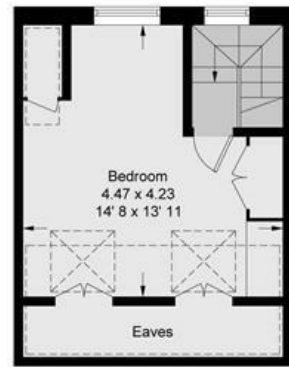
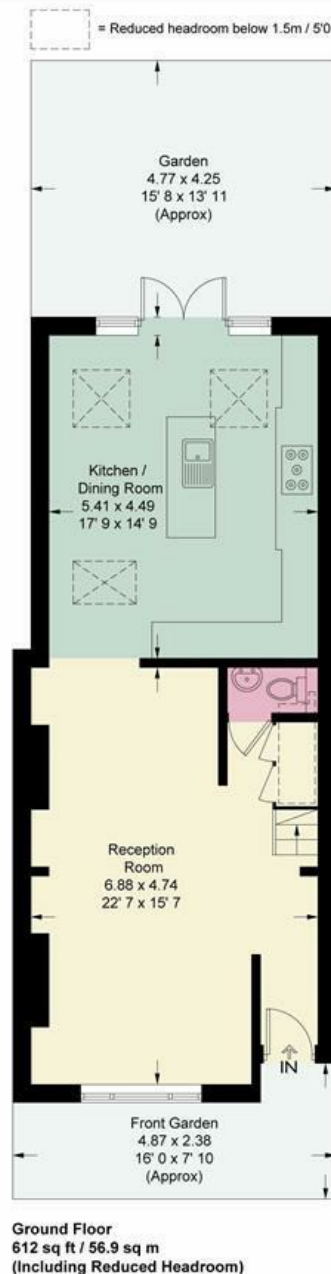
020 8876 0100

Worple Street

Approximate Gross Internal Area = 1293 sq ft / 120.2 sq m
(Including Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 101 sq ft / 9.4 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	80
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

