



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

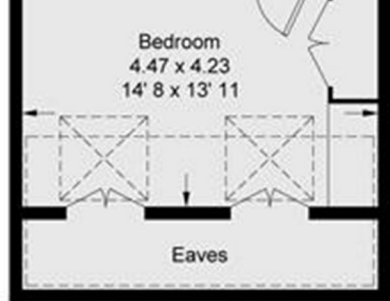
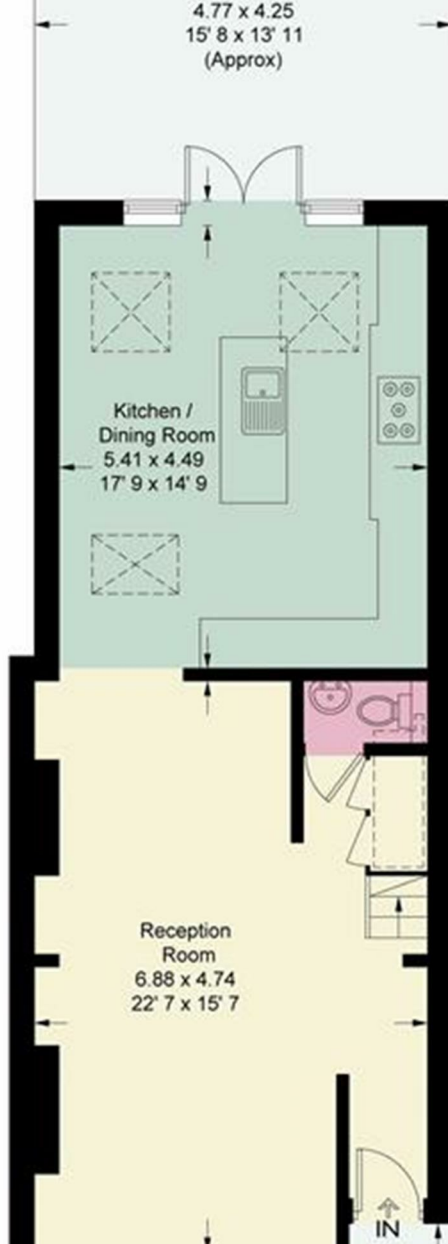


Exquisite Period Property

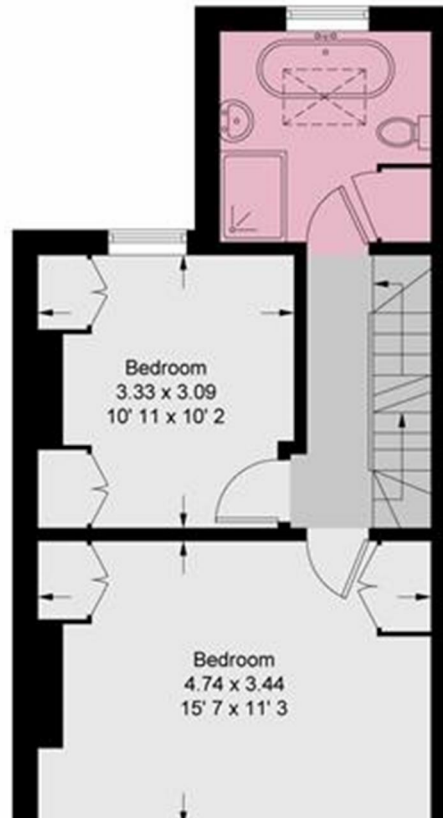


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm


020 8876 0100



**Second Floor**  
254 sq ft / 23.6 sq m  
(Including Reduced Headroom / Eaves)



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>55</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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC

