



JAMES
ANDERSON



FOR SALE

£575,000

North Worple Way, Mortlake, SW14

A charming and well presented two bedroom ground floor property with a private courtyard garden on the corner of North Worple Way and Cowley Road in Mortlake. The accommodation is briefly arranged with an entrance hall, modern kitchen/breakfast room, a bright reception room, two double bedrooms, a modern bathroom, and a private courtyard garden that can be accessed from Cowley Road. The front garden area also belongs to this property. The property further benefits from double glazed windows, gas heating, no onward chain and also has a share of the freehold. North Worple Way is situated within very close proximity of White Hart Lane with its variety of shops, cafes, pubs, and a supermarket, whilst Barnes Village with its specialist shops and restaurants are close by. Mortlake and Barnes Bridge stations provide frequent services to London Waterloo (24 minutes) are also nearby, whilst there is a frequent bus service providing easy and direct transport to Hammersmith. The River Thames is nearby and local parks are easily accessible. Outstanding schools are also within walking distance.

Remainder of a 999 year lease with share of the freehold

Service charge £1,250.00 pa (includes building insurance, communal cleaning and general maintenance)

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|  Two Bedrooms |  Mortlake / Barnes Bridge Stations |
|  Modern Bathroom |  Outstanding Local Schools |
|  Bright Reception |  Close To White Hart Lane Shops/Cafes etc |
|  Spacious Kitchen |  Private Rear Garden & Front Garden Area |
|  EPC Rating D / Council Tax C / Share of Freehold |  Ground floor Apartment |



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

020 8876 0100



Ground Floor

North Worple Way

Approximate Gross Internal Area = 635 sq ft / 59 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	63
(39-54) E			
(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		59	61
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

