



JAMES
ANDERSON



FOR SALE

£850,000

Worple Street, Mortlake, SW14

A beautiful remodelled Victorian terrace cottage, stylishly combining period charm with contemporary design. This exceptional home has been thoughtfully and sympathetically upgraded throughout, placing a strong emphasis on natural light, quality finishes and ample storage. The result is a light filled, warm and characterful space that feels both elegant and inviting. The ground floor has been extended and reconfigured to create a bright, open-plan living area with attractive wooden flooring creating a seamless sense of flow. The bespoke shaker-style kitchen, featuring handmade cabinetry, stone worktops, a large built-in larder cupboard, and a discreet utility space housing a washing machine and dryer.

Other features include a newly added contemporary ground floor WC, built-in spacious coat cupboard in the entrance area, and solid wood sash windows installed in accordance with Conservation Area guidelines.

A welcoming double reception room with sash windows and a feature fireplace leads into the beautifully appointed kitchen, French doors open onto the paved courtyard garden. This private outdoor space acts as a natural extension of the living area, ideal for entertaining.

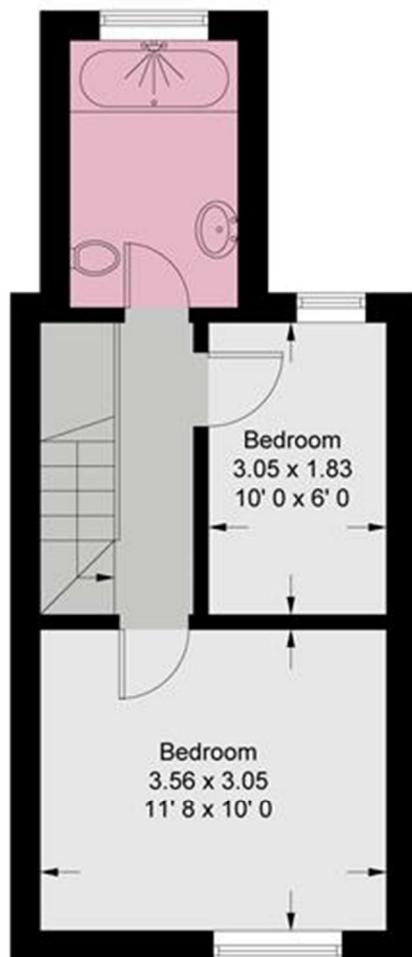
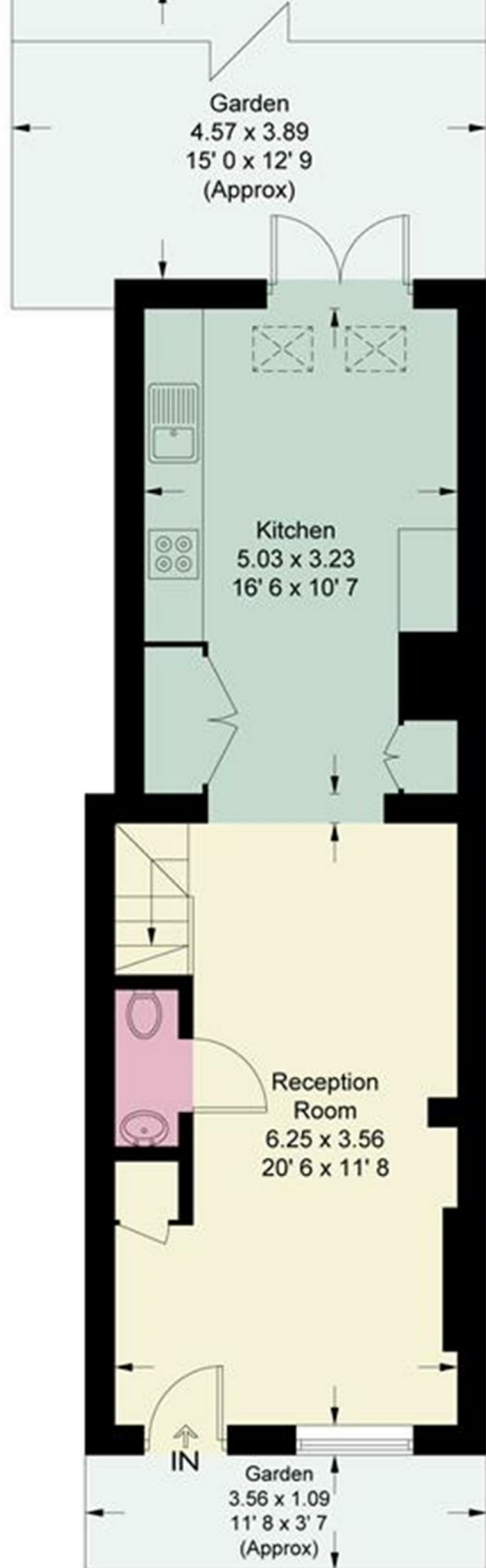
Upstairs, the generous principal bedroom features a sash window and fitted wardrobes, complemented by a good-sized second bedroom and a stylish family bathroom. A large, fully boarded loft provides excellent storage, with integral loft ladder accessible from the landing.

Worple Street is a highly sought after and attractive 'no through' road, known for its quiet, neighbourly atmosphere and easy on-street parking. The road is ideally situated, with the Thames River towpath moments away, Richmond Park, Kew Gardens and various sports clubs. Mortlake station is a couple of minutes walk and there are a number of local primary schools currently rated by Ofsted as 'Outstanding'. Local shops, eateries and amenities can be found on White Hart Lane, Barnes Village and East Sheen.



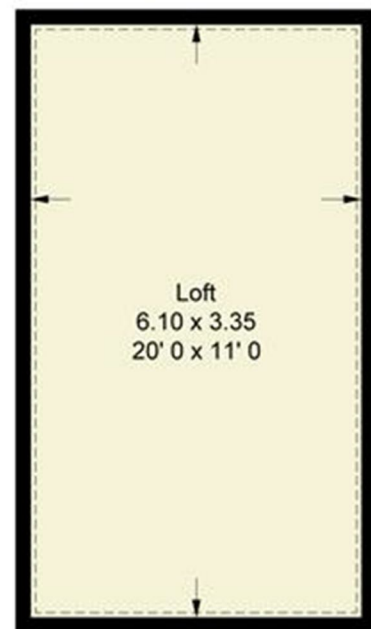
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020 8876 0100




First Floor
293 sq ft / 27.2 sq m

= Reduced headroom below 1.5m / 5'0"



Loft
223 sq ft / 20.7 sq m
(Including Reduced Headroom)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 