



JAMES  
ANDERSON



## FOR SALE

**£750,000**

### Waldeck Terrace, London, SW14

A charming Victorian cottage rich in period features and character throughout. The accommodation is arranged to provide a snug reception room with a feature fireplace, a dining area with useful under-stairs storage, and a fully integrated kitchen with direct access to a delightful south-facing rear garden, notably one of the largest on the street.

The first floor comprises two well-proportioned double bedrooms with built-in storage and a contemporary family bathroom, along with access to a generous loft room featuring Velux windows, currently used as an additional living space.

Waldeck Terrace is a quiet cul-de-sac conveniently positioned for both Mortlake and Barnes Bridge stations, offering regular and direct services into London Waterloo. The property is also ideally located close to the River Thames and falls within the catchment area for the outstanding-rated Thomson House Primary School.



Two Double Bedrooms



One Large Family Bathroom



Separate Reception Room



Modern Kitchen With Dining Area



Freehold | Council Tax Band | EPC Rating D



0.3 Miles To Mortlake Station (ZONE 3)



Close To Thomson House Primary School [RATED  
OUTSTANDING]



Quiet Cul-De-Sac Location



Well Presented Throughout



South Facing Garden



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

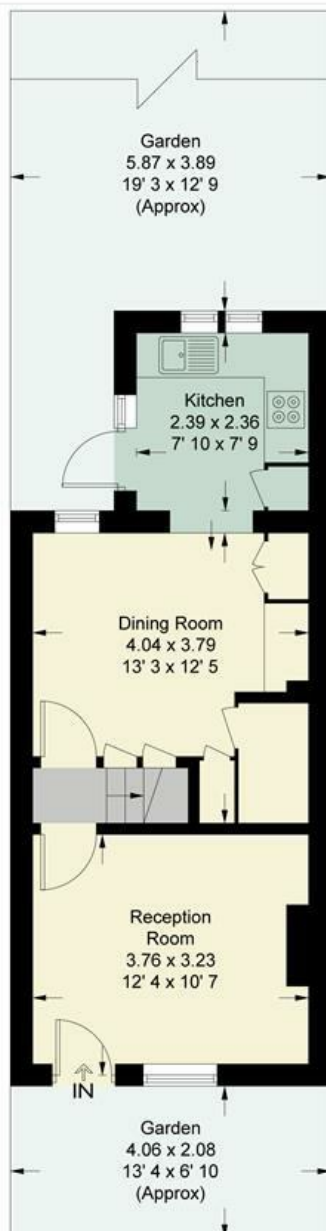
020 8876 6611

# Waldeck Terrace

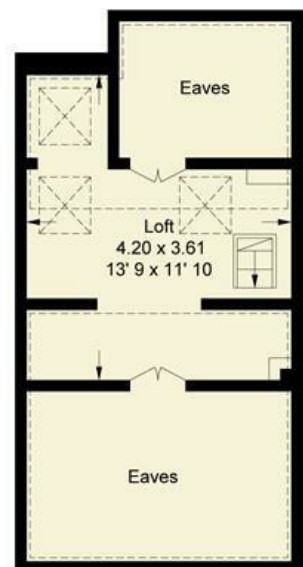
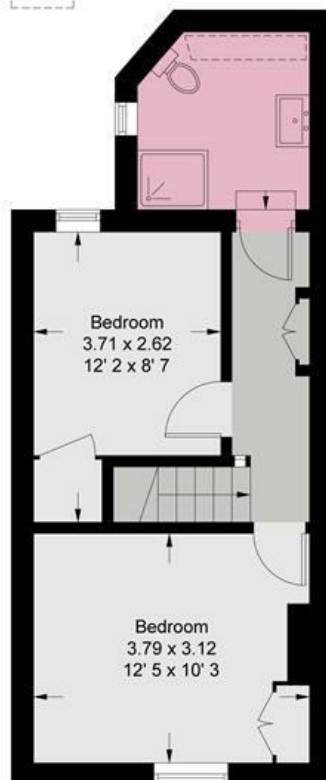
Approximate Gross Internal Area = 1015 sq ft / 94.3 sq m  
(Including Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 220 sq ft / 20.4 sq m



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= Reduced headroom below 1.5m / 5'0



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>                            |                         |           |
| (55-68) <b>D</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>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

