



JAMES  
ANDERSON



## FOR SALE

£750,000

Waldeck Terrace, London, SW14

A gorgeous cottage which has been stylishly remodelled and extended to provide a wonderful home that perfectly combines charm and character with modern design. The ground floor offers a wonderful open plan living area with a modern and fully integrated kitchen, dining space and reception area. The first floor includes a contemporary family bathroom, two double bedrooms with storage and access to a large loft area currently used as storage. Period features are maintained throughout the property such as the original wood flooring and fireplaces. There is also a good sized south facing garden to the rear. Waldeck Terrace is on a quiet cul-de-sac and offers easy access to both Mortlake and Barnes Bridge Stations which provide a regular and direct route to London Waterloo. It is also close to the river as well as being in the catchment area for the outstanding rated Thomson House Primary School.



Two Double Bedrooms



One Family Bathroom



Open Plan Reception Room



Modern Integrated Kitchen



EPC Rating D



Close To Mortlake Station



Thomson House Primary School



Quiet Cul-De-Sac Location



Freehold Cottage



South Facing Garden



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

020 8876 6611



### Waldeck Terrace

Approximate Gross Internal Area = 785 sq ft / 72.9 sq m  
(Excluding Reduced Headroom)

Reduced Headroom = 6 sq ft / 0.6 sq m

Total = 791 sq ft / 73.5 sq m

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			89
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

