



JAMES  
ANDERSON



## FOR SALE

**£740,000**

Waldeck Terrace, London, SW14

A Victorian cottage with an abundance of character and period features. This lovely home is arranged to provide a snug reception room with feature fireplace, dining area with under stairs storage, a fully integrated kitchen, with access out to a pretty south facing rear garden being one of the largest on the street. The first floor includes a contemporary family bathroom, two double bedrooms with built in storage and access to a large loft room with Velux windows used as an additional living space. 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.

Council tax band E



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

020 8876 6611

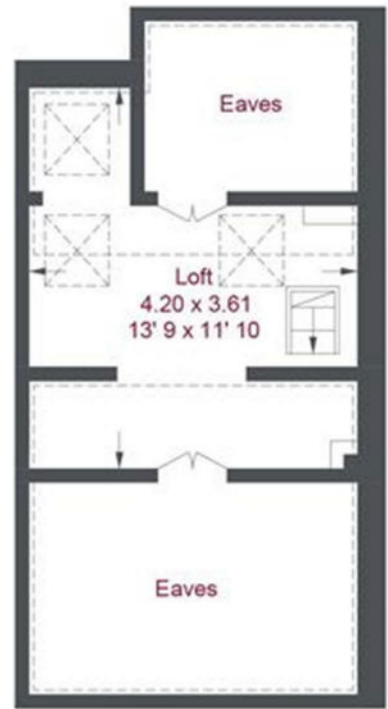




Ground Floor  
369 sq ft / 34.3 sq m



First Floor  
366 sq ft / 34 sq m  
(Including Reduced Headroom)



Second Floor  
280 sq ft / 26 sq m  
(Including Reduced Headroom / Eaves)

## Waldeck Terrace

Approximate Gross Internal Area = 795 sq ft / 73.9 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

