



**JAMES  
ANDERSON**



## FOR SALE

**£725,000**

Waldeck Terrace, London, SW14

STUNNING PERIOD TWO BEDROOM COTTAGE - NO ONWARD CHAIN

A gorgeous cottage which has been stylishly refurbished 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 access to a private rear garden. The first floor includes a contemporary family bathroom, two double bedrooms with storage and access to a large loft area currently used as storage. Externally there is a front garden and a lovely garden to the rear ideal for entertaining. 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 Modern Bathroom



Open Plan Living / Dining Space



Fully Integrated Kitchen



Freehold | EPC D | Council Tax E



Near Mortlake Station (ZONE 3)



Thomson House Primary School



Cul-De-Sac Location



Stunning Period Cottage



No Onward Chain

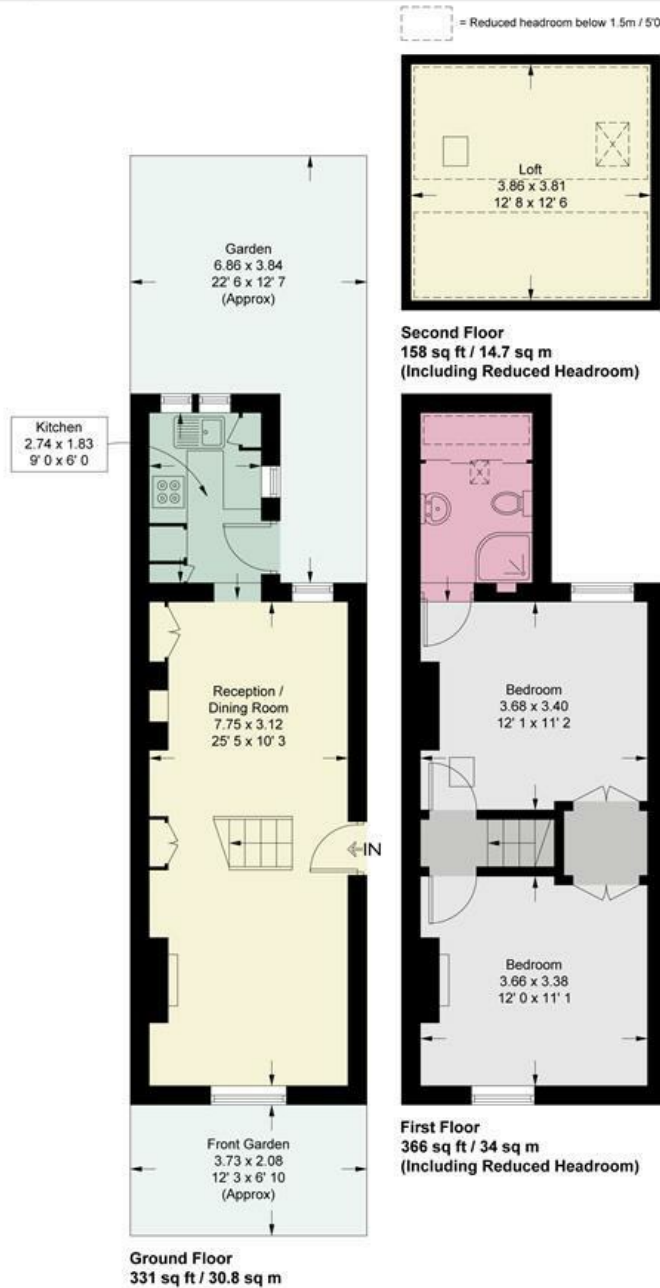


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

# Waldeck Terrace

Approximate Gross Internal Area = 718 sq ft / 66.8 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 137 sq ft / 12.7 sq m  
 Total = 855 sq ft / 79.5 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			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 <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	

