



**JAMES
ANDERSON**



FOR SALE

£750,000

North Worple Way, London, SW14

A modern semi-detached house neatly situated on a highly desirable road in Mortlake, just moments from Mortlake station and the local shops and amenities on Sheen Lane. The property has accommodation over two floors and is arranged to provide two double bedrooms, one with fitted wardrobes, and there is a stylish modern bathroom on the first floor. The ground floor accommodation leads from the entrance hall to a modern fitted kitchen and a spacious living/dining area that opens out to the rear. There are spacious and enclosed front and rear gardens, which are mostly paved, and there is access from the rear garden out to a single garage which is in a block. The property is decorated in light neutral tones, with attractive flooring, double glazed windows and gas heating. There are plenty of leisure opportunities nearby, with the Thames River towpath just moments away, Richmond Park is within walking distance, along with Kew Gardens and various sports clubs. Mortlake station is a couple of minutes walk from the property and there is a number of the local primary schools that are currently rated by Ofsted as 'Outstanding'.

-  Two Double Bedrooms
-  Modern Family Bathroom
-  Spacious Reception Room
-  Modern Kitchen
-  EPC Rating D / Council Tax E / Freehold
-  Mortlake Station
-  Outstanding Local Schools
-  Single Garage in a Block
-  Front & Rear Gardens
-  Modern Semi-Detached House



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

020 8876 0100

North Worples Way

Approximate Gross Internal Area = 720 sq ft / 66.9 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 12 sq ft / 1.1 sq m
 Garage = 118 sq ft / 11 sq m
 Total = 850 sq ft / 79 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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(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	

