



**JAMES
ANDERSON**



FOR SALE

£799,950

Worple Street, Mortlake, SW14

A charming, character cottage neatly situated on an idyllic no through road in Mortlake. This period property requires extensive refurbishment throughout, due to being let out to a long-term tenant. The property is now vacant and the accommodation is arranged to provide two reception rooms, a kitchen, a ground floor bathroom, with three bedrooms on the first floor. Worple Street is located close to the shops and amenities of East Sheen and Barnes village. For the commuter, local bus services provide access into Richmond and Putney with their underground links. 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'. 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. The property is available for sale with no onward chain.



Three Bedrooms



Ground Floor Bathroom



Two Reception Rooms



Kitchen



EPC Rating TBC / Council Tax F / Freehold



Mortlake Station



Outstanding Local Schools



No Onward Chain



Needs Complete Renovation



Character Cottage

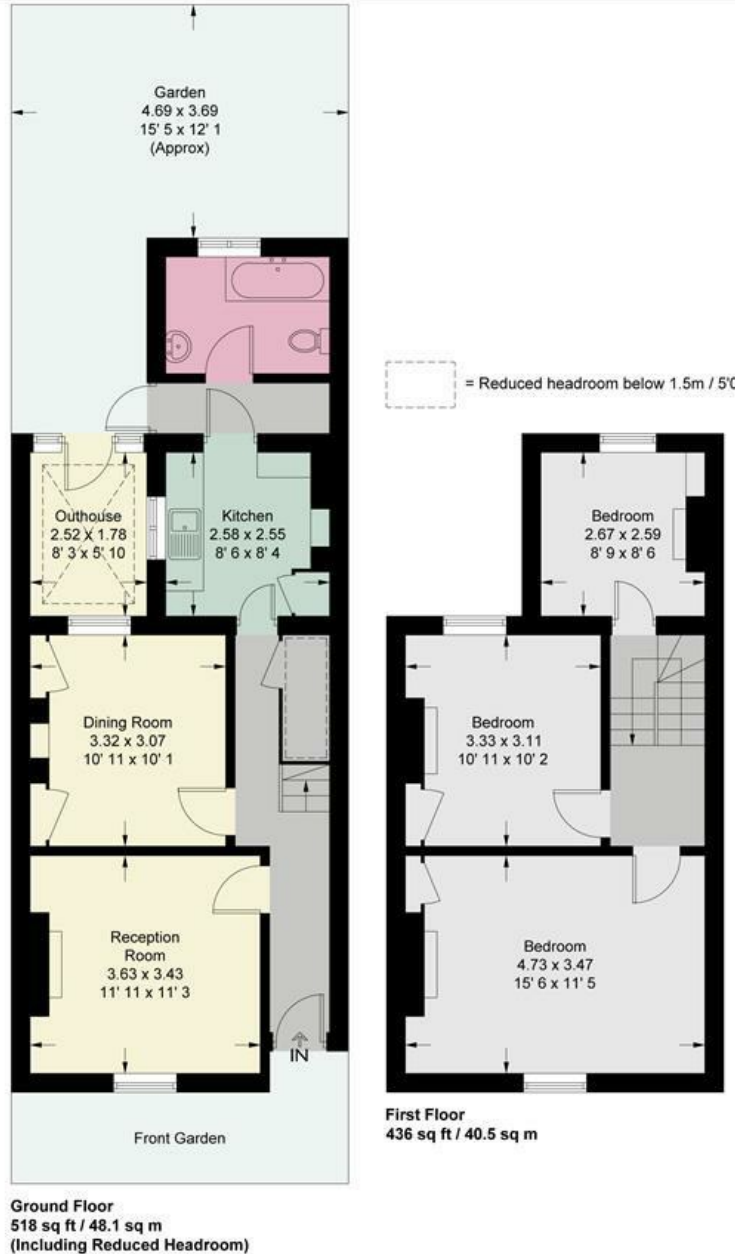


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100

Worple Street

Approximate Gross Internal Area = 941 sq ft / 87.4 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 13 sq ft / 1.2 sq m
 Outhouse = 53 sq ft / 4.9 sq m
 Total = 1007 sq ft / 93.5 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			
(81-91) B			
(69-80) C			
(55-68) D			
(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 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		

