



JAMES  
ANDERSON



## FOR SALE

**£350,000**

### South Worple Way, London, SW14

A beautifully presented ground floor one bedroom apartment with off-street parking, situated in an excellent location close to Mortlake Station which has direct links to Waterloo (24 minutes) and within easy reach of East Sheen town centre and its array of shops, cafes, bars and restaurants. The property comprises a brand new modern fitted kitchen, living room with wooden flooring, large double bedroom with fitted wardrobes and a stylish shower suite. The flat further benefits from ample storage and allocated off road parking.

The property will be sold CHAIN FREE.

Lease: 990 years

Service charge: £2,020 approx

Ground rent: peppercorn



One Bedroom



Modern Bathroom



Open Plan Reception Room



Newly Refitted Kitchen



Leasehold | EPC C | Council Tax Band C



0.3 Miles From Mortlake Station



Ground Floor Flat



East Sheen 'Royals' Location



Chain Free



Allocated Off Street Parking



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

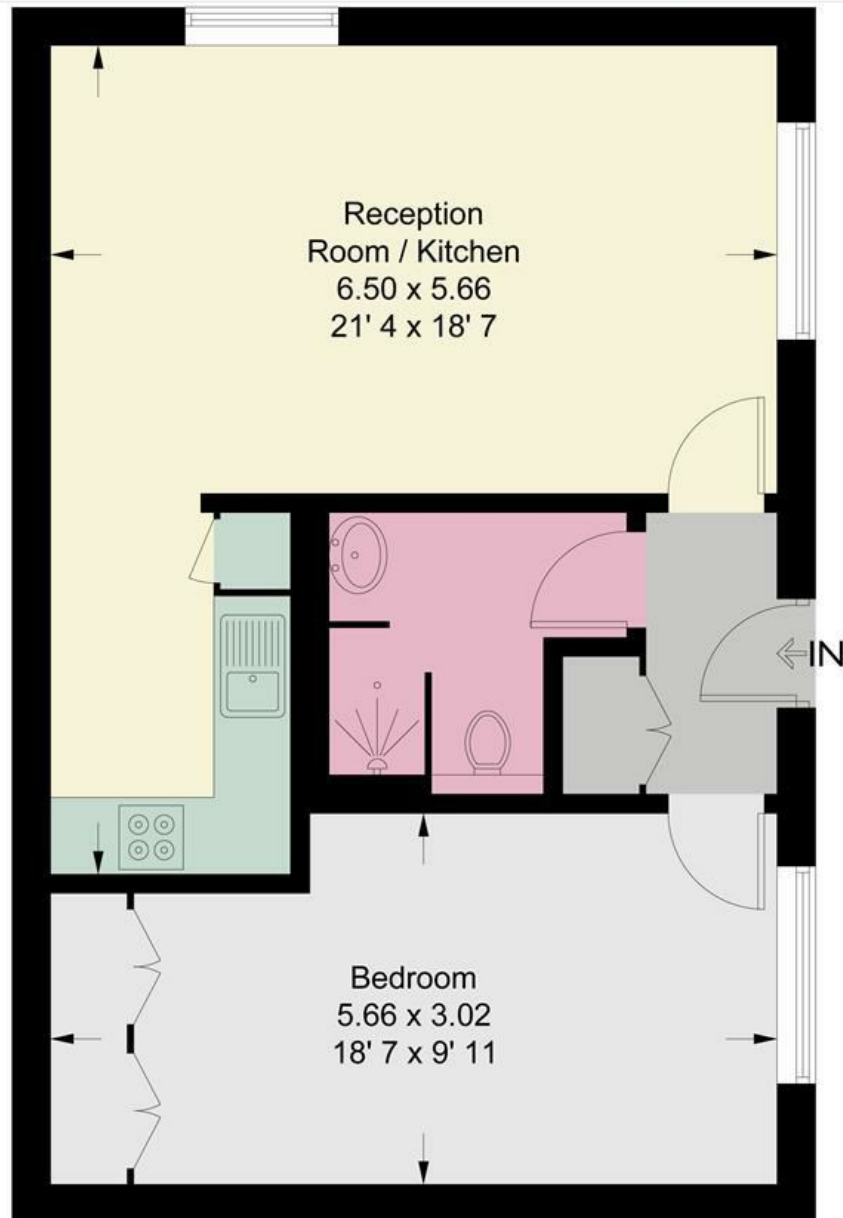
020 8876 6611

# Shelley House

Approximate Gross Internal Area = 563 sq ft / 52.3 sq m



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## Ground Floor

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 |         |                         |  |
| 76                                          |         | 76                      |  |
| 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 |  |

