TO LET

Worple Street, Mortlake, SW14

£3,000 Per Calendar

Per Calendar Month

An extremely well-presented cottage, neatly situated in a popular, quiet 'no through' road in Mortlake. The property has accommodation over two floors arranged to provide two bedrooms, with a stylish shower/wet room on the first floor. There is a large double reception room on the ground floor, with attractive wooden flooring, which leads to a fabulous kitchen/breakfast room, with contemporary worktops and integrated appliances. There is an attractive, enclosed, rear courtyard garden that leads from the kitchen. 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'. Local shops and amenities can be found on Sheen Lane and in Barnes Village, with wider shopping available in East Sheen.

- Two Bedrooms
- Stylish Shower/Wet Room
- Lovely Double Reception Room
- Modern Kitchen/Dining Room
- EPC D| Council Tax D| Deposit £3,461.54

- Mortlake Station
- Outstanding Local Schools
- Extremely Well-Presented
- Private Garden
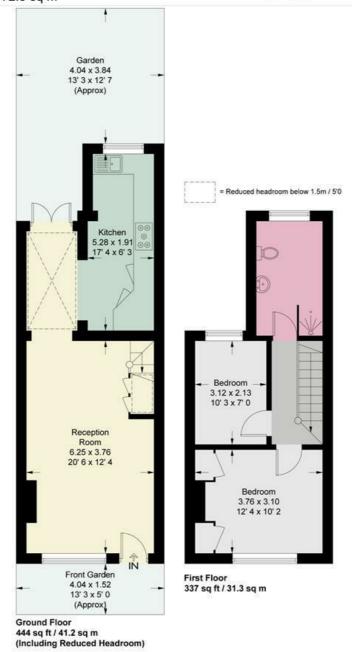- Holding Deposit £692.31 | Minimum Term 12 Months

Worple Street

Approximate Gross Internal Area = 774 sq ft / 71.8 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 7 sq ft / 0.7 sq m
Total = 781 sq ft / 72.5 sq m

JAMES ANDERSON

Garden
4.04 x 3.84
13' 3 x 12' 7
(Approx)

Kitchen
5.28 x 1.91
17' 4 x 6' 3

Reception
Room
6.25 x 3.76
20' 6 x 12' 4

Front Garden
4.04 x 1.52
13' 3 x 5' 0
(Approx)

IN

Ground Floor
444 sq ft / 41.2 sq m
(Including Reduced Headroom)

= Reduced headroom below 1.5m / 5'0

Bedroom
3.12 x 2.13
10' 3 x 7' 0

Bedroom
3.76 x 3.10
12' 4 x 10' 2

First Floor
337 sq ft / 31.3 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		87
(69-80) C		
(55-68) D	69	
(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 CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC