



JAMES  
ANDERSON



## FOR SALE

**£850,000**

### Worple Street, Mortlake, SW14

A beautiful remodelled Victorian terrace cottage, stylishly combining period charm with contemporary design. This exceptional home has been thoughtfully and sympathetically upgraded throughout, placing a strong emphasis on natural light, quality finishes and ample storage. The result is a light filled, warm and characterful space that feels both elegant and inviting. The ground floor has been extended and reconfigured to create a bright, open-plan living area with attractive wooden flooring creating a seamless sense of flow. The bespoke shaker-style kitchen, featuring handmade cabinetry, stone worktops, a large built-in larder cupboard, and a discreet utility space housing a washing machine and dryer.

Other features include a newly added contemporary ground floor WC, built-in spacious coat cupboard in the entrance area, and solid wood sash windows installed in accordance with Conservation Area guidelines.

A welcoming double reception room with sash windows and a feature fireplace leads into the beautifully appointed kitchen, French doors open onto the paved courtyard garden. This private outdoor space acts as a natural extension of the living area, ideal for entertaining.

Upstairs, the generous principal bedroom features a sash window and fitted wardrobes, complemented by a good-sized second bedroom and a stylish family bathroom. A large, fully boarded loft provides excellent storage,



Two Bedrooms



Stylish Bathroom



Light & Spacious Double Reception Room



Modern Kitchen/Breakfast Room



EPC Rating D / Council Tax D / Freehold



Mortlake Station



Outstanding Local Schools



Extremely Well-Presented



Pretty No Through Road



Charming Period Property



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

**020 8876 0100**

# Worple Street

Approximate Gross Internal Area = 946 sq ft / 87.9 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 223 sq ft / 20.7 sq m



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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 <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	

