



An immaculately presented two bedroom house

Worple Street, London, SW14

Freehold



**Excellent condition • Neptune kitchen •
Wooden flooring to the ground floor • Bi-
fold doors to the garden • Convenient for
Mortlake Station**

Local Information

The excellent facilities offered by East Sheen are approximately 0.6 miles away from Worple Street, where one can find a variety of shops, boutiques and restaurants. This property is also equidistant to White Hart Lane, and the historic town of Richmond is two miles away.

For transport, Mortlake railway station is approximately 0.3 miles away providing a frequent service to Waterloo and Clapham Junction. A short walk away is the river with a charming towpath.

There are many fantastic schools in the general vicinity including Thomson House school, East Sheen Primary School, Mary Magdalen's catholic school, Sheen Mount Primary School, St Paul's, Tower House, Ibstock Place School, The German and Swedish Schools. There are also numerous pre-school nurseries close by.

The area also boasts numerous leisure and sporting facilities including The Roehampton Club, Sheen Tennis and Squash Club and a host of golf courses, including The Royal Mid Surrey Golf Club and Richmond Golf Club. The 2,300 acres of Richmond Park also allow many pursuits such as walking, running and riding.

About this property

An immaculately presented end-of-terrace house which has been cleverly reconfigured to provide a well-balanced two bedroom house with the opportunity to extend into the loft subject to the usual consents. The house forms part of a pretty row of houses with a delightful outlook.

The ground floor offers generous reception space which benefits from the staircase having been moved allowing space for seating and dining and under stairs w.c. all with wet underfloor heating. The reception space opens onto the beautiful Neptune kitchen with a central island and array of integrated appliances. Bi-fold doors open onto the garden.

The first floor offers two double bedrooms and contemporary designer bathroom with free standing bath and separate shower.

Tenure
Freehold

Local Authority
Richmond

Energy Performance
EPC Rating = C

Viewing

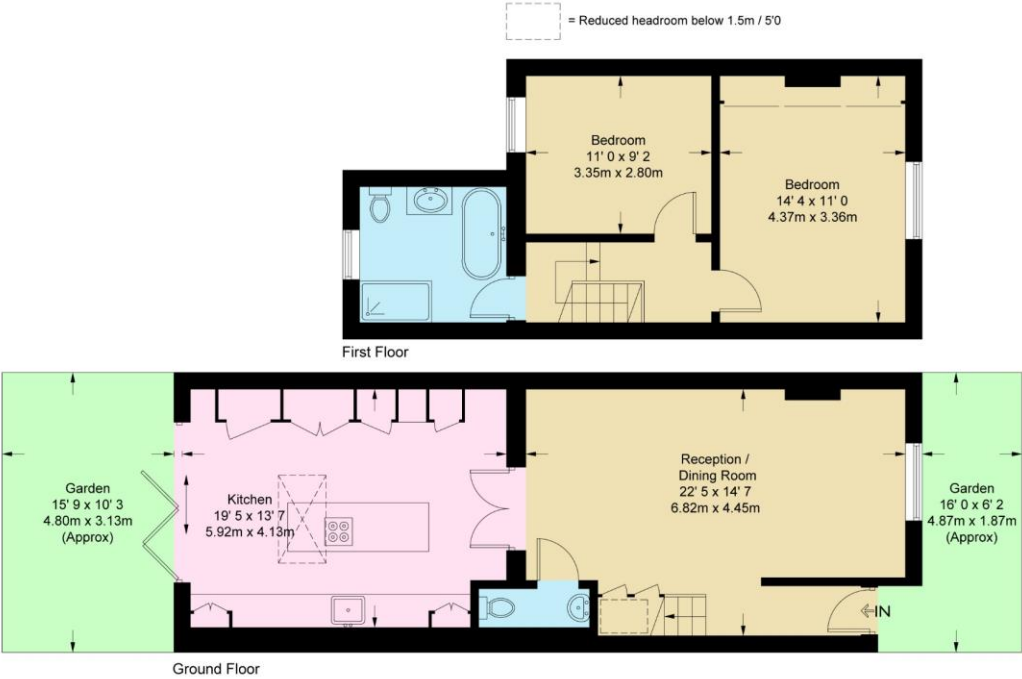
All viewings will be accompanied and are strictly by prior arrangement through Savills East Sheen Office.
Telephone: +44 (0) 20 8018 7777.






Worple Street

Approximate Gross Internal Area = 994 sq ft / 92.3 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 6 sq ft / 0.6 sq m
Total = 1000 sq ft / 92.9 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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