

LAUREN
RESIDENTIAL



40 NORTH WORPLE WAY
LONDON, SW14 8QA

£635,000
SHARE OF FREEHOLD

40 NORTH WORPLE WAY

• Two

bedrooms • Bathroom • Kitchen/dining
room • Separate reception
room • Private garden • Great storage



Step into this delightful garden maisonette through its private entrance, leading into a bright and spacious bay-fronted reception room, perfect for relaxation or entertaining.

The hallway offers ample storage, ensuring a clutter-free living space.

The property boasts two well-proportioned bedrooms. The master bedroom has a built-in storage and direct views of the private garden, providing a peaceful retreat.

The contemporary kitchen is fully equipped with modern integrated appliances, featuring underfloor heating and space for a dining area, creating the ideal setting for culinary creativity and casual meals.

From the kitchen, an inner hall leads to the family bathroom, additional storage, and convenient access to the garden—perfect for those with a passion for gardening or outdoor dining.

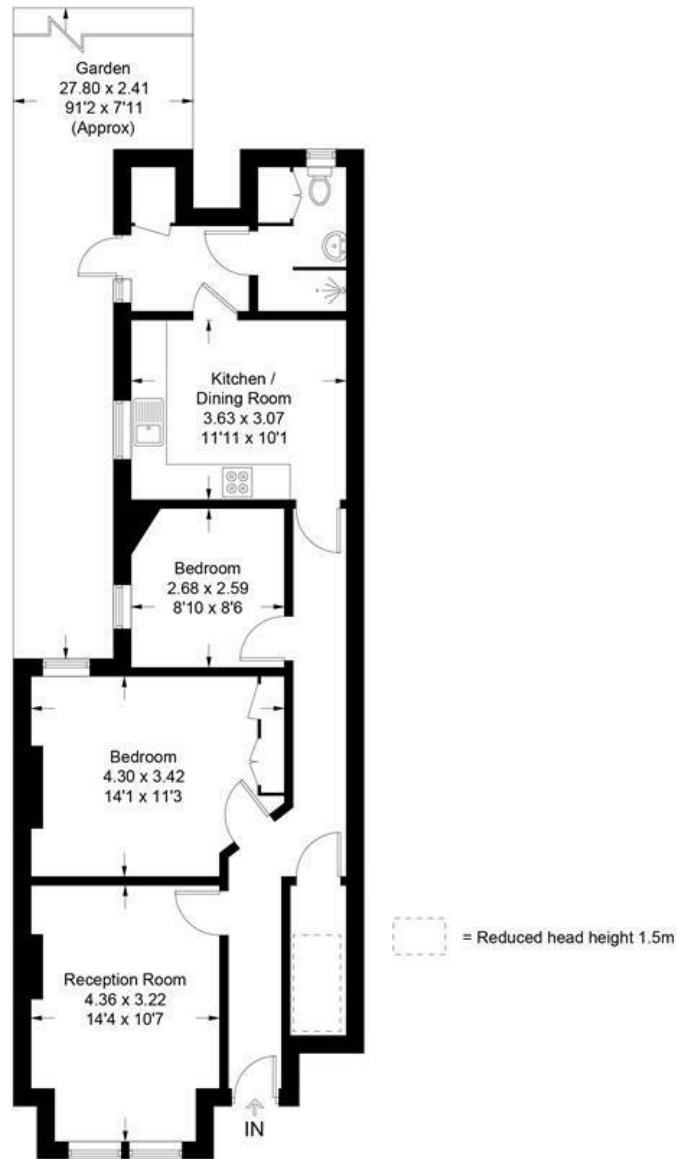
This property offers a blend of modern living with outdoor space, situated in a highly sought-after location with easy access to Barnes Bridge and Mortlake stations, the River Thames and Richmond Park, offering scenic walks, as well as outstanding schools nearby, including Barnes Primary, East Sheen and the prestigious Harrodian and St Paul's.

Check your broadband and mobile coverage here

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

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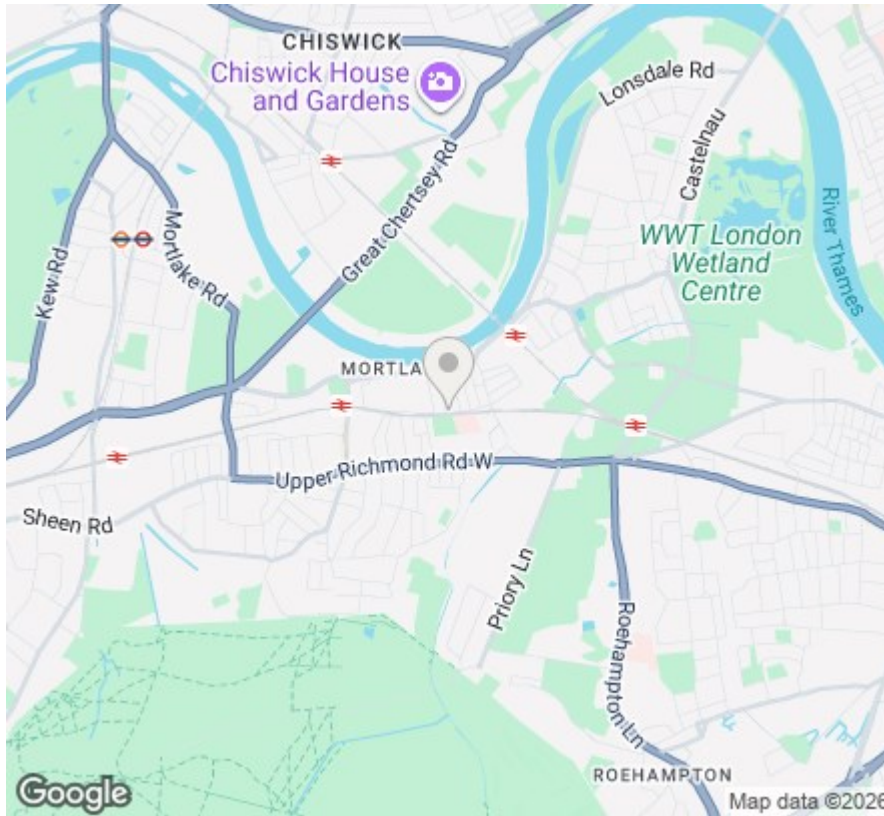
Approximate Gross Internal Area = 69.0 sq m / 743 sq ft



All measurements are in accordance to the RICS Code Of Measuring Practice.
Measurements are approximate & only for illustrative purposes.
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40 NORTH WORPLE WAY





Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 78 |
| (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 | |

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Barnes Sales
Essex Lodge
1A Barnes High Street
Barnes
London
SW13 9LB

0208 876 4466
property@laurentresidential.co.uk
www.laurentresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements