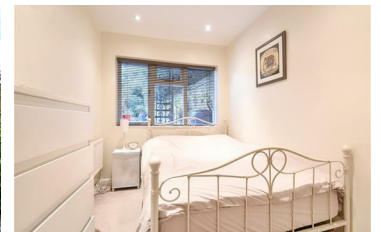




JAMES
ANDERSON



FOR SALE

£450,000

St. Leonards Road, London, SW14

Offers In Excess Of

St Leonards Road is a one bedroom lower ground floor period conversion situated within easy reach of the town centre of East Sheen. The property is arranged over one floor. The accommodation provides entrance hall, through lounge, kitchen with plenty of storage, one double bedroom, modern stylish bathroom and a lovely south facing rear garden. The property is well presented throughout and also benefits from a lock up storage to the front. St Leonards Road is conveniently located for the extensive shopping and leisure amenities of East Sheen including Waitrose, a number of gastro pubs, restaurants and coffee shops together with bus routes giving access to Richmond, Putney, Barnes and Hammersmith. Mortlake station is within walking distance with direct access to London Waterloo. Richmond Park is of course also within easy reach. Lease and service charge information is available on request.



One Bedroom



Modern Stylish Bathroom



Through Lounge



Fitted Kitchen



Lower Ground Floor Period Conversion



Short Walk to Mortlake Overground Station



Close to Thomson House School



Close To Local Amenities



Lock Up Outside Storage



South Facing Walled Rear Garden

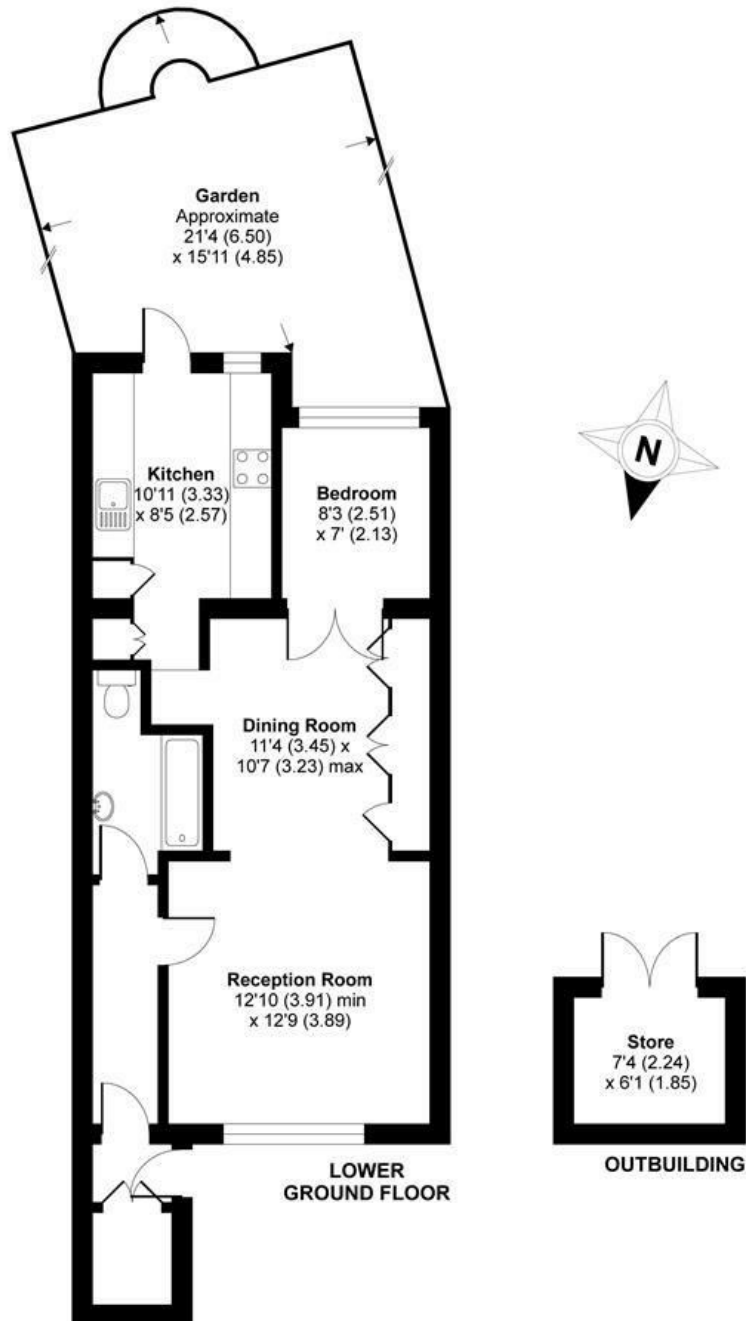


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

St. Leonards Road, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 612 SQ FT 56.8 SQ METRES (EXCLUDES OUTBUILDING)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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		
	75	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	72	78
England & Wales	EU Directive 2002/91/EC	

