



JAMES
ANDERSON



FOR SALE

£225,000

St. Leonards Road, London, SW14

A spacious studio apartment nestled in the heart of East Sheen, offering a perfect opportunity for a first-time buyer or as a rental investment. The flat is located on the second floor with accommodation comprising; fully equipped separate kitchen, a modern bathroom with shower above bath and a bright living / sleeping space with built in wardrobes. The property is further enhanced with double glazing throughout, a long lease of approximately 167 years and will be sold with no onward chain. St Leonards Court is located just across from Mortlake Station and is also well positioned for the boutique shops and cafes of central East Sheen. Local bus services offer speedy and direct services to both Richmond and Putney and Richmond Park is only a ten-minute stroll.

Council Tax Band = B

Lease remaining = 169 years

Lease start date = 01/07/1981

Lease end date = 01/07/2191



STUDIO APARTMENT



ONE MODERN BATHROOM



WEST FACING LIVING AREA



KITCHEN WITH APPLIANCES



EPC Rating C



MOMENTS FROM MORTLAKE STATION



PRIVATE DEVELOPMENT



LONG LEASE - OVER 160 YEARS



NO ONWARD CHAIN



IDEAL BUY TO LET INVESTMENT OVER



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

020 8876 6611



Second Floor

St. Leonards Court

Approximate Gross Internal Area = 317 sq ft / 29.5 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	79
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			
England & Wales		EU Directive 2002/91/EC	

