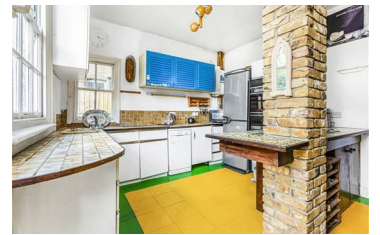




JAMES
ANDERSON



FOR SALE

£1,350,000

Leinster Avenue, London, SW14

Detached, period, family home in the heart of East Sheen with potential to update and extend (STPP). The property will be available to market for the first time in over sixty years and boasts many original features such as a decorative stone floor in the hallway, feature fireplaces in many of its rooms, wood floors, cornicing, original sash windows and high ceilings.

On entering there is a large hallway leading onto two reception rooms, a separate study/reception, a sizeable kitchen and downstairs bathroom. The first floor features four double bedrooms, a family bathroom, kitchenette and ample storage throughout. The loft space also offers fantastic storage and potential to convert in to additional accommodation (subject to planning and necessary consents). Outside there is a large mature garden owing to the properties unique corner position as well as a garage and off road parking.

Leinster Avenue is just moments from all of East Sheen's independent shops, restaurants and cafes and with a Waitrose on your doorstep and Mortlake Station just a 3 minute walk away, the location is superb. Outstanding primary schools Thompson House, East Sheen Primary and Sheen Mount Primary are all close by and Richmond Park and The River Thames are a 10 minute walk from the property.



Four Bedrooms



Two Bathrooms



Two Reception Rooms



Kitchen With Potential To Extend (STPP)



Freehold | EPC E | Council Tax G



Close To Mortlake Station (Zone 3)



0.3 Miles From Thomson House Primary School



Detached House



Corner Plot With Garage



Potential To Extend (STPP)



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

020 8876 6611

Leinster Avenue

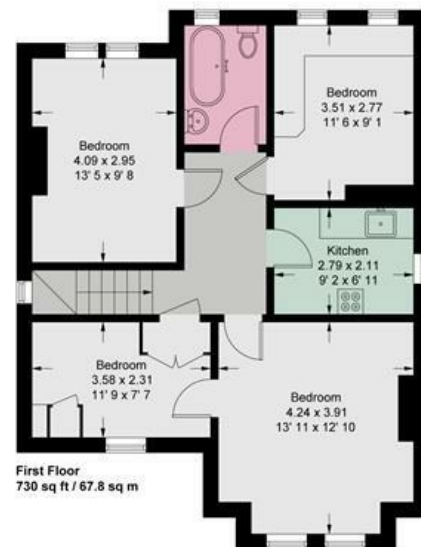
Approximate Gross Internal Area = 1653 sq ft / 153.6 sq m

Garage = 122 sq ft / 11.3 sq m

Total = 1775 sq ft / 164.9 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		
	40	78
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	

