



**JAMES  
ANDERSON**













# FOR SALE

**£550,000**

St. Leonards Road, London, SW14

A period two bedroom garden maisonette in the heart of East Sheen. This lovely property is accessed via its own front door and has accommodation arranged over two floors to provide entrance hall, separate lounge, modern kitchen, one family bathroom, two double bedrooms and a lovely south facing rear garden. The property is well presented throughout and also benefits from a new 125 year year lease. 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 remaining: 125 YEARS  
Service charge: ASK AGENT  
Ground rent: ASK AGENT

-  Two Bedrooms
-  One Bathroom
-  Separate Reception Room
-  Modern Fully Equipped Kitchen
-  Leasehold | EPC D | Council Tax Band D
-  0.2 Miles To Mortlake Station (4 MINUTE WALK)
-  Thomson House Primary School (OUTSTANDING)
-  Pretty Residential Road
-  Private South Facing Garden Area
-  Private Front Door Access



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

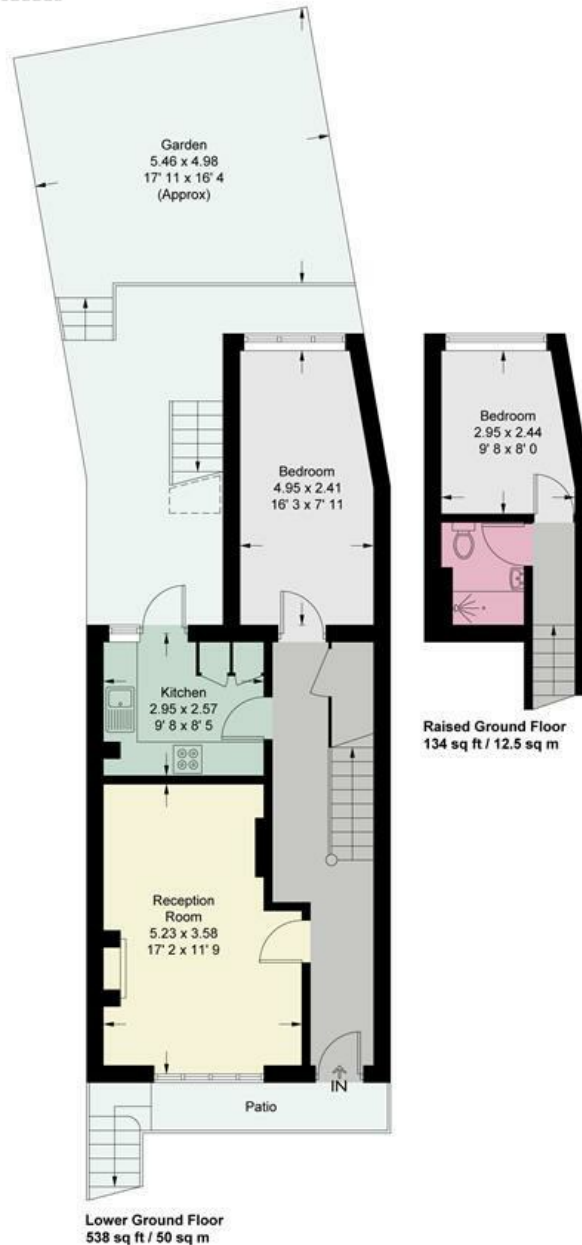
**020 8876 6611**

# St. Leonard's Road

Approximate Gross Internal Area = 672 sq ft / 62.5 sq m



= Reduced headroom below 1.5m / 5'0"



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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