



**JAMES  
ANDERSON**








## FOR SALE

**£1,050,000**

St. Leonards Road, London, SW14

A wonderful opportunity to acquire this attractive four bedroom semi-detached Edwardian family home with an impressive large garden and fantastic scope to extend (STPP). The property will require updating and comprises; entrance hallway leading to a good-sized light front reception with a feature fireplace, kitchen with space for dining, a second rear reception with doors to the garden. To the first floor are four bedrooms and one family bathroom. Externally is a generous front garden with a side gate leading to a large and rear garden mainly laid with lawn. St Leonards Road is a lovely residential tree lined road that is only 0.4 miles to Mortlake Station with its direct route to London Waterloo, enjoying the amenities of the high street close by and is near to outstanding local schools including Sheen Mount Primary.

-  Four Bedrooms
-  One Bathroom
-  Two Reception Rooms
-  Kitchen / Dining Room
-  Freehold | EPC D | Council Tax G

-  Mortlake Train Station (Zone 3)
-  Near To Sheen Mount Primary School
-  Pretty Tree Lined Road
-  57ft Rear Garden
-  Huge Potential To Extend (STPP)



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

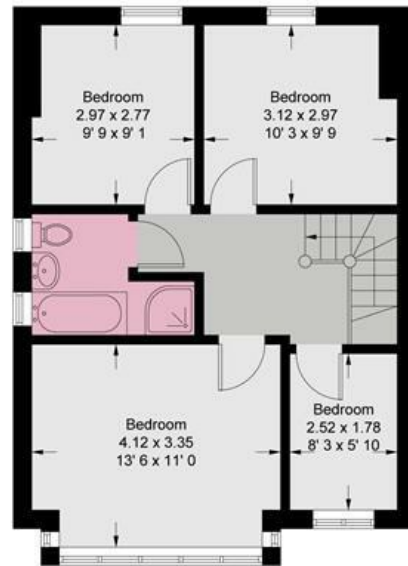
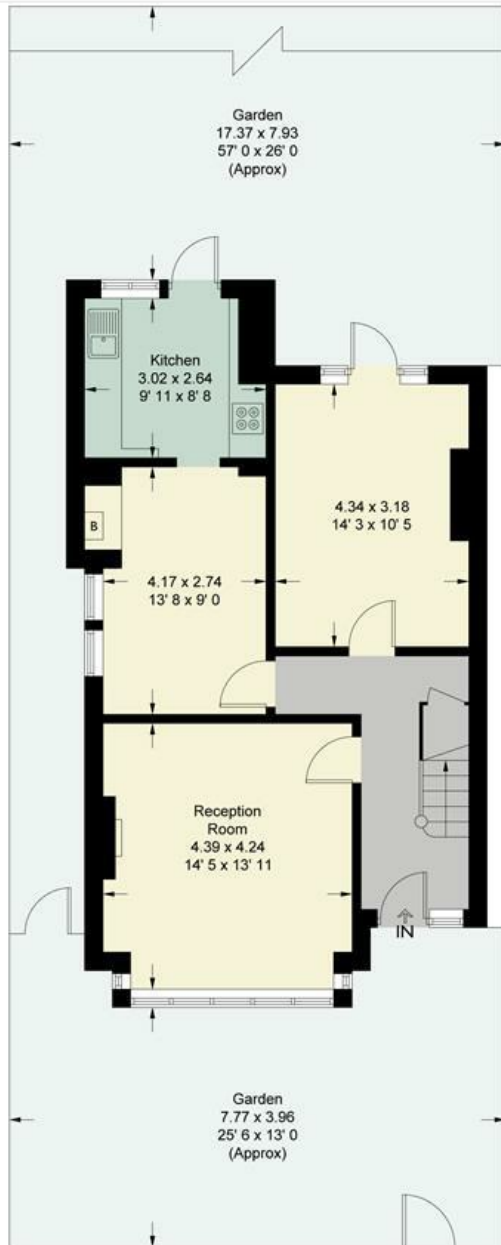
020 8876 6611

# St. Leonards Road

Approximate Gross Internal Area = 1215 sq ft / 112.8 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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>63</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

