



JAMES  
ANDERSON



## FOR SALE

**£875,000**

38 Leinster Avenue, London, SW14

A wonderful two bedroom garden flat situated in the heart of East Sheen.

This property has SOLD OFFLINE. If you would like to register for similar properties please call.



Two Double Bedrooms



Two Bathrooms



Open Plan & Extended Kitchen Living Space



Modern Fully Equipped Kitchen



Leasehold



Close To Mortlake Station



Excellent Schools Closeby



Ground Floor Flat



Private West Facing Garden



SOLD SOLD SOLD



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

020 8876 6611

# Leinster Avenue

Approximate Gross Internal Area = 915 sq ft / 84.9 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 10 sq ft / 1 sq m

Total = 925 sq ft / 85.9 sq m



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 = Reduced headroom below 1.5m / 5'0




Ground Floor

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>		
(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 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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