



**JAMES
ANDERSON**



FOR SALE

£295,000

Little St. Leonards, London, SW14

A lovely first floor one bedroom flat requiring some updating close to Mortlake Station with direct access to Waterloo Station and all the local amenities of Upper Richmond Road are just a short distance away. The property has a bright and well-proportioned reception room, a good sized double bedroom, one family bathroom and a well equipped kitchen. The property also benefits from a secure key fob / intercom entrance and access to well maintained communal gardens, a low service charge and a convenient outside storage facility. The property will be offered for sale with no chain.

Moore Close is literally a stones' throw from Mortlake Station and is ideally located for the extensive shopping and leisure amenities in the area including Waitrose, several gastro pubs, restaurants, and coffee shops together with bus routes giving access to Richmond, Putney, Barnes and Hammersmith. Richmond Park is of course close by and there are excellent schools in the immediate vicinity.

Lease remaining: 89 years

Ground rent: £10 per year

Service charge: £1,394 approx per year



One Bedroom



One Bathroom



Separate Reception Room



Spacious Kitchen



Leasehold | Council Tax Band C | EPC C



Short Walk To Mortlake Train Station



Purpose Built Development



First Floor



No Onward Chain



In Excess of 500 Sqft



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

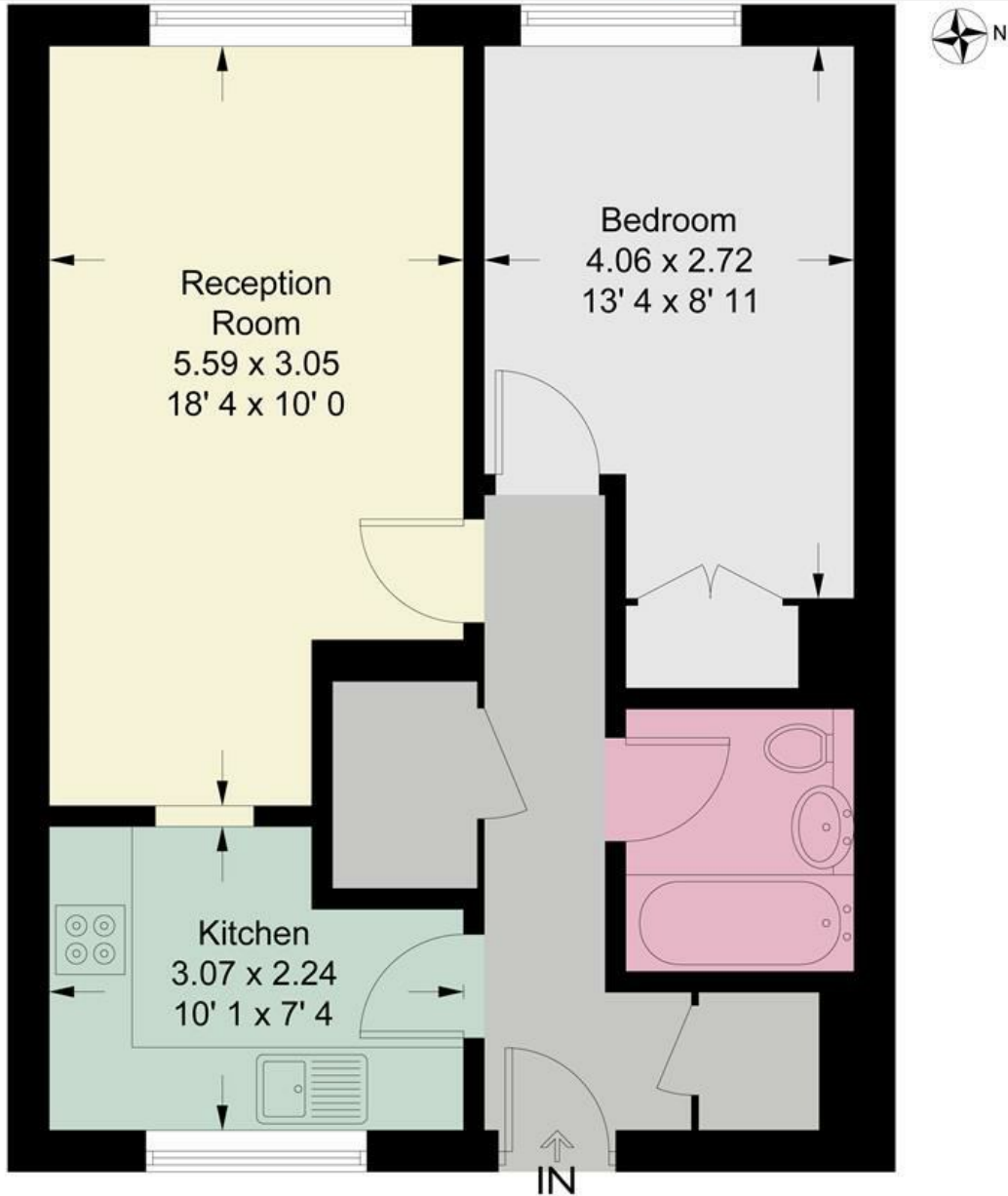
020 8876 6611

Moore Close

Approximate Gross Internal Area = 509 sq ft / 47.3 sq m



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First 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) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		

