



**JAMES
ANDERSON**

Leinster Avenue
London SW14
£1,650,000



Leinster Avenue London SW14

Viewings from Saturday 8th February - Please call to book

A gorgeous four-bedroom, semi-detached Edwardian home with off street parking that has been thoughtfully re-modelled and extended, combining modern design with period features to create a wonderful family home. The house offers a superb open plan kitchen/breakfast/living room and boasts a wealth of period features including high ceilings, fireplaces and ceiling cornicing. The ground floor living space offers wide entrance hallway with storage, bay fronted reception room with log burner, a utility room and a separate W/C. There is a stunning extended kitchen/breakfast room with kitchen island, living/dining areas and doors to the garden.. The first floor comprises a large modern family bathroom, three generous bedrooms and a wonderful principal bedroom with en-suite shower bathroom. There is an attractive front garden with parking for two cars and a landscaped garden at the rear. Leinster Avenue is a highly sought after location in the heart of East Sheen close to local shops, restaurants, cafes and Mortlake Station. There are a number of OFSTED rated 'outstanding' Primary Schools nearby as well as Richmond Park and The River Thames.

















Leinster Avenue

Approximate Gross Internal Area = 1716 sq ft / 159.5 sq m
(Including Reduced Headroom)

Reduced Headroom = 17 sq ft / 1.6 sq m



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[Dashed box] = Reduced headroom below 1.5m / 5'0



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Ground Floor
992 sq ft / 92.2 sq m
(Including Reduced Headroom)

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.





363 Upper Richmond Road West
East Sheen
SW14 7NX

020 8876 6611
sales@jasheen.co.uk
www.jamesanderson.co.uk

