



JAMES  
ANDERSON



## FOR SALE

**£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 corning. 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.



Four Bedrooms



Two Bathrooms



Separate Reception Room With Log Burner



Extended Kitchen / Family Room With Utility



Freehold | EPC Rating D | Council Tax TBC



Mortlake Train Station (ZONE 3)



Excellent Local Primary Schools Nearby



Pretty Tree Lined Avenue



OFF STREET PARKING



POTENTIAL TO FURTHER EXTEND (STPP)



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

020 8876 6611

# 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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= 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.

