



**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

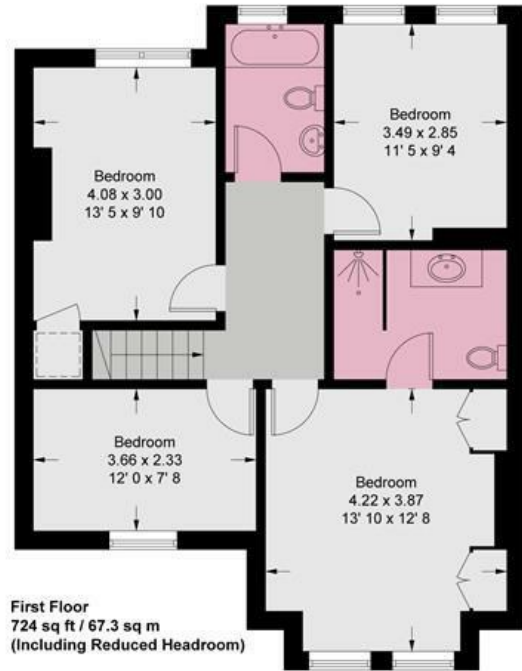


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**Ground Floor**  
 992 sq ft / 92.2 sq m  
 (Including Reduced Headroom)

= Reduced headroom below 1.5m / 5'0



**First Floor**  
 724 sq ft / 67.3 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.



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>		<b>56</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>			
(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	

