FOR SALE

£650,000

Leinster Avenue, London, SW14

A period ground floor flat with a wonderful private rear garden. The property will benefit from some updating and has accommodation arranged to provide a wide entrance hallway with under stairs storage, kitchen leading to a family bathroom, separate reception room with a feature fireplace and two double bedrooms plus access to a large private rear garden with useful side access. The property exudes charm and boasts pretty period features throughout that include high ceilings, fireplaces and stunning ceiling details scattered through many of the rooms.

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.

Tenure: Share of freehold
Service charge:
Ground rent: £0

- Two Double Bedrooms
- One Reception Room
- One Bathroom
- Kitchen With Appliances
- Share Of Freehold | EPC | Council Tax Band D

- Mortlake Train Station (ZONE 3)
- Thomson House Primary School [OUTSTANDING]
- Central Sheen Location
- Private Rear Garden
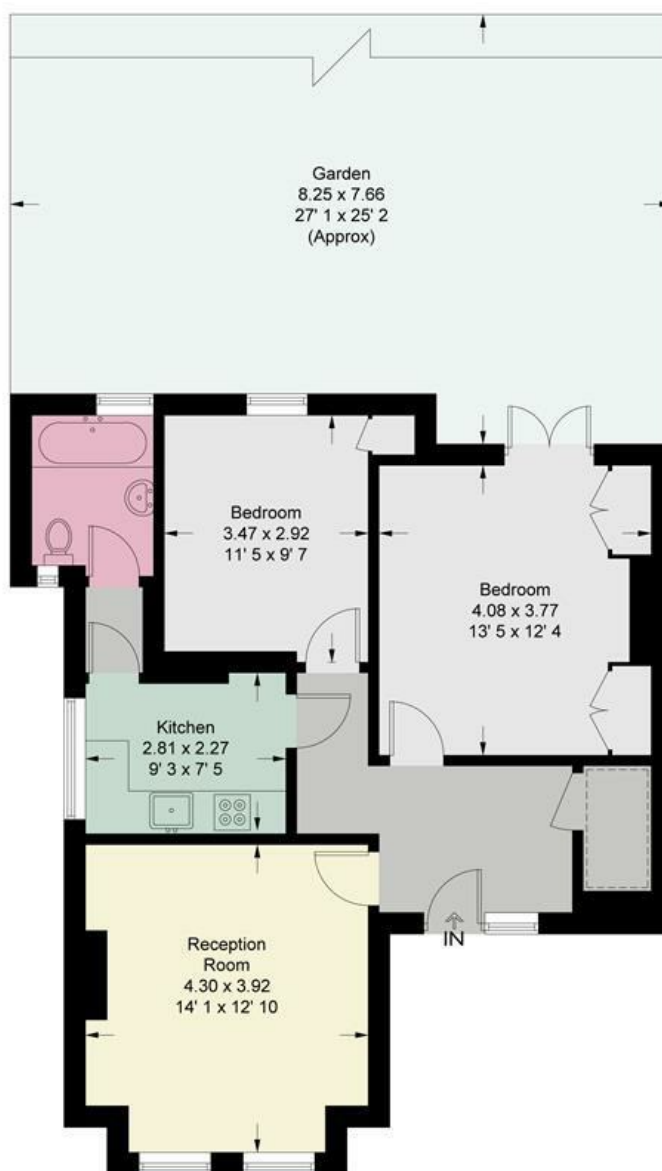- POTENTIAL TO EXTEND (STPP)

Leinster Avenue

Approximate Gross Internal Area = 717 sq ft / 66.6 sq m
(Including Reduced Headroom)
Reduced Headroom = 15 sq ft / 1.4 sq m

JAMES ANDERSON

☐ = Reduced headroom below 1.5m / 5'0

N

Garden
8.25 x 7.66
27' 1 x 25' 2
(Approx)

Bedroom
3.47 x 2.92
11' 5 x 9' 7

Bedroom
4.08 x 3.77
13' 5 x 12' 4

Kitchen
2.81 x 2.27
9' 3 x 7' 5

IN

Reception Room
4.30 x 3.92
14' 1 x 12' 10

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) A		
(81-91) B		
(69-80) C		
(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 CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC