



JAMES  
ANDERSON



## FOR SALE

£1,750,000

Leinster Avenue, London, SW14

A well presented Edwardian halls adjoining semi-detached property situated within a cul-de-sac on a popular residential road. The accommodation currently comprises a spacious entrance/reception hall with staircase leading to the first floor landing, a bay fronted reception room, a family room, an extended kitchen/family room with bi-folding doors leading to the south facing rear garden and a downstairs cloakroom. On the first floor a spacious landing leads to four bedrooms (three double bedrooms and a large single) and a sizeable family bathroom. The second Floor provides a beautifully built loft extension, maximising space with a spacious landing leading to a large bathroom (separate claw foot tub and stand alone shower) on the left hand side. Across the hall, leads on to a superb bedroom suite with built in wardrobes and storage. To the rear is a 38 ft by 25 ft south facing garden which is mostly laid to lawn with a decking area. A gate provides private side access leading to the front garden providing off street parking for one vehicle.

The property is conveniently located for the extensive shopping and leisure amenities of East Sheen including Waitrose and a number of gastro pubs, restaurants and coffee shops together with bus routes giving access to Richmond, Putney, Barnes and Hammersmith. Mortlake mainline station which provides regular services to London Waterloo is approximately 0.4 miles away whilst the extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London is approximately 0.7 miles away. There are many excellent schools in the area including Thomson House, Tower House, Ibstock Place, The German and Swedish Schools and Colet Court. The area also boasts numerous leisure and sporting facilities including The Roehampton Club, The Bank of England Sports Ground and a host of golf courses.



Five Bedrooms



Two Bathrooms



Two Reception Rooms



Fully Equipped Kitchen



Freehold | EPC D | Council Tax Band G



0.4 Miles To Mortlake Train Station (ZONE 3)



Thomson House Primary School Nearby [OUTSTANDING]



Cul-De-Sac Location



South Facing Garden



Off Street Parking



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

020 8876 6611



# Leinster Avenue

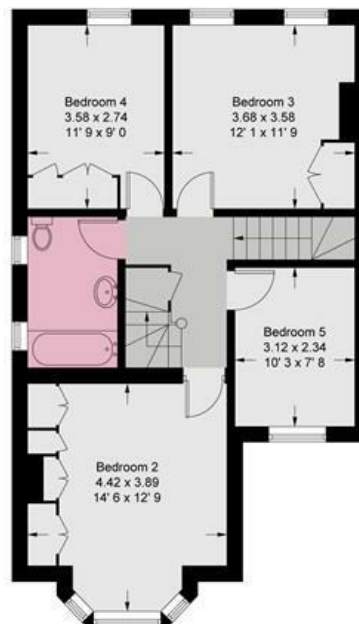
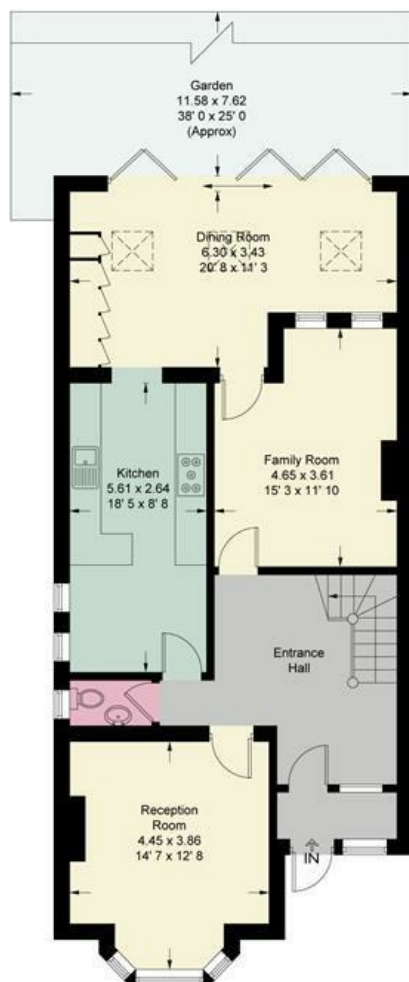
Approximate Gross Internal Area = 2124 sq ft / 197.4 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 50 sq ft / 4.6 sq m



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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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>		
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