



JAMES  
ANDERSON



## FOR SALE

St. Leonards Road, London, SW14

**£400,000**

Offers In Excess Of

A brilliant TWO BEDROOM, second floor apartment with NO ONWARD CHAIN in a popular private residential development. This bright and spacious property boasts in excess of 630 Sqft arranged to offer two bedrooms, one bathroom, a kitchen with base and eye level units, a wide entrance hallway with storage and a lovely south facing reception room that overlooks pretty communal gardens. St Leonards Court is located at the junction of St Leonards Road and Palmers Road East Sheen and was built in the mid-1930s. This popular development benefits from attractive communal gardens and is remarkable for its surviving underground air raid shelter, built in anticipation of the Second World War and now Grade II listed. The development is superbly located within easy walking distance of the amenities of East Sheen and the train station at Mortlake.

Lease remaining: 162 years

Service charge: £814 per quarter

Ground rent: £37 per quarter



Two Bedrooms



One Bathroom



One Reception Room



Separate Kitchen



Leasehold | Council Tax D | EPC C



0.2 Miles To Mortlake Station (24 minutes to Waterloo)



Thomson House Primary School Nearby



Private Residential Development



No Onward Chain



In Excess of 631 Sqft



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

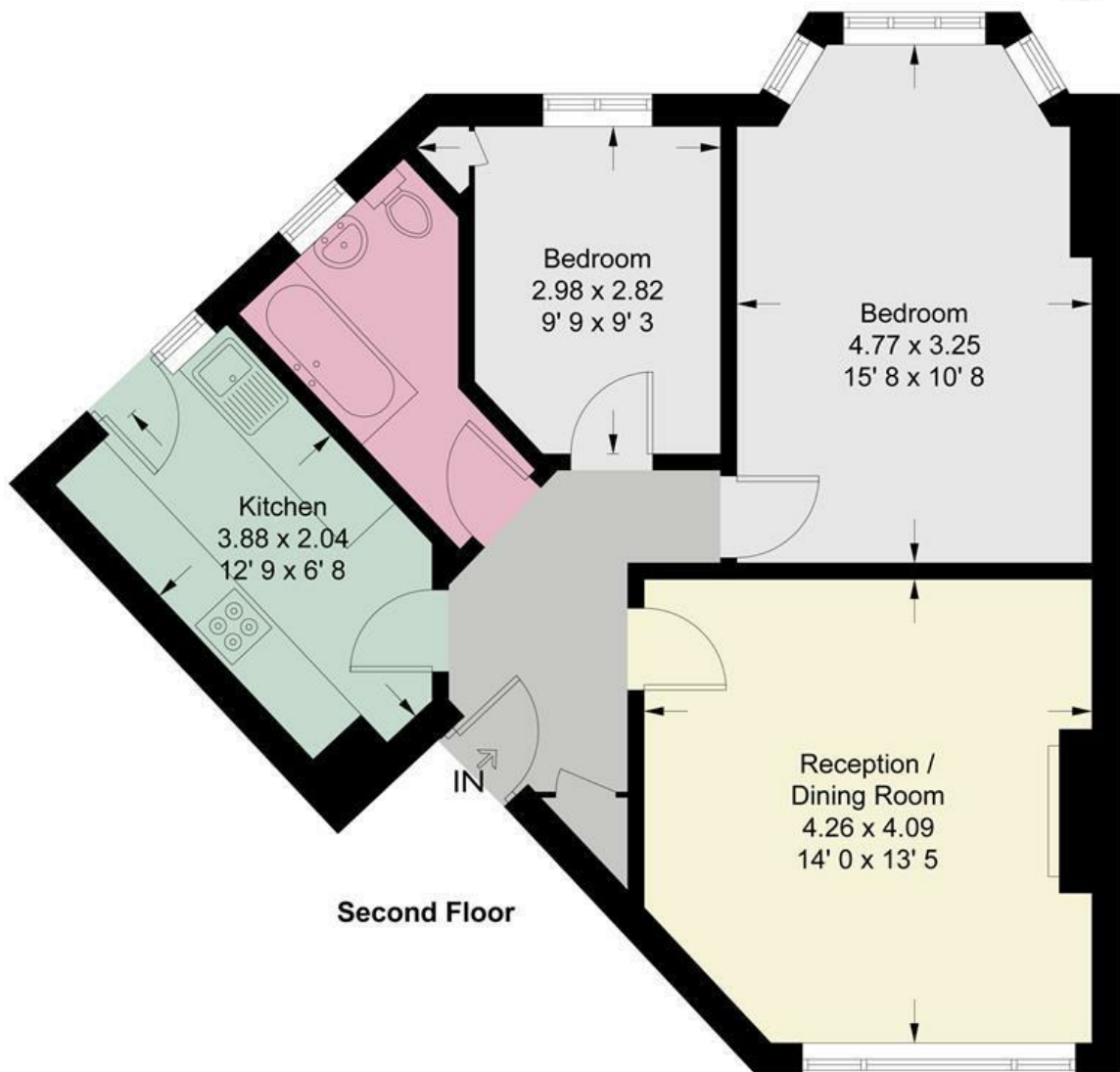
020 8876 6611

# St. Leonards Court

Approximate Gross Internal Area = 631 sq ft / 58.6 sq m



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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			
	75	81	
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

