



JAMES
ANDERSON



FOR SALE

£1,200,000

Leinster Avenue, London, SW14

Offers In Excess Of

A characterful semi-detached period property in the heart of East Sheen, currently arranged as two self-contained flats but offering exciting potential to reconfigure into a substantial family home and further extend (STPP).

The property retains many beautiful original features including a decorative stone hallway floor, feature fireplaces, detailed cornicing, original sash windows and high ceilings throughout. The ground floor flat comprises a generous entrance hall, two spacious reception rooms, a further study/reception, a sizeable kitchen and a bathroom. The first-floor flat offers four double bedrooms, a family bathroom, kitchenette and excellent storage.

Leinster Avenue is ideally positioned just moments from East Sheen's bustling high street with its independent shops, cafés and restaurants, plus a Waitrose on the doorstep. Mortlake Station is only a 3-minute walk away, while Thompson House, East Sheen Primary and Sheen Mount Primary Schools are all close by. Richmond Park and the River Thames are also within a 10-minute walk, making this an exceptional location for families.



Four Bedrooms



Two Bathrooms



Two Reception Rooms



Separate Kitchen



Freehold | EPC Rating's D | Council Tax Bands D



Excellent Local Primary Schools Nearby



0.4 Miles To Mortlake Station (ZONE 3)



Central East Sheen Location



Currently Arranged As Two Flats



Potential To Extend & Convert To A House



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

020 8876 6611

Leinster Avenue

Approximate Gross Internal Area = 1529 sq ft / 142 sq m
(Including Reduced Headroom / Shed)
Reduced Headroom = 15 sq ft / 1.4 sq m
Shed = 45 sq ft / 4.2 sq m



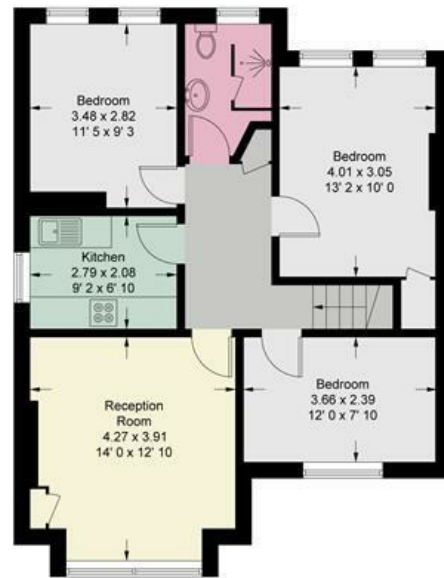
**JAMES
ANDERSON**



= Reduced headroom below 1.5m / 5'0"



Ground Floor
23 sq ft / 2.1 sq m



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 CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

