



JAMES
ANDERSON



FOR SALE

£700,000

St. Leonards Road, East Sheen, SW14

A superb, light and spacious two-bedroom period first floor flat, neatly situated on this highly desirable road and benefiting from a share of the freehold. This property occupies the first and second floors of an attractive period building and is arranged to provide a spacious reception room with an attractive fireplace, a generous bedroom with fitted wardrobes, a modern family bathroom, and an impressive, kitchen/dining room on the first floor that opens out to a private south-facing balcony. The second floor offers a spacious principal bedroom with ample eaves storage. The property also enjoys direct access to a beautifully maintained, private south-facing garden area, which is ideal for outdoor entertaining.

St Leonard's Road is superbly positioned to enjoy East Sheen's vibrant lifestyle, with easy access to Waitrose, independent boutiques, restaurants, coffee shops, and popular gastro pubs. Excellent transport links are close at hand, including Mortlake Station which is just 0.2 miles away and several bus routes serving the surrounding areas.

Tenure: Share of freehold

Service charge: Adhoc

Ground rent: £0



Two Double Bedrooms



One Modern Bathroom



Separate Reception Room



Eat In Kitchen / Dining Space



Share Of Freehold | EPC TBC | Council Tax Band D



0.2 Miles To Mortlake Train Station (ZONE 3)



Close To Thomson House Primary School



Pretty Residential Road



Private South Facing Garden & Balcony



In Excess Of 1,000 Sqft



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

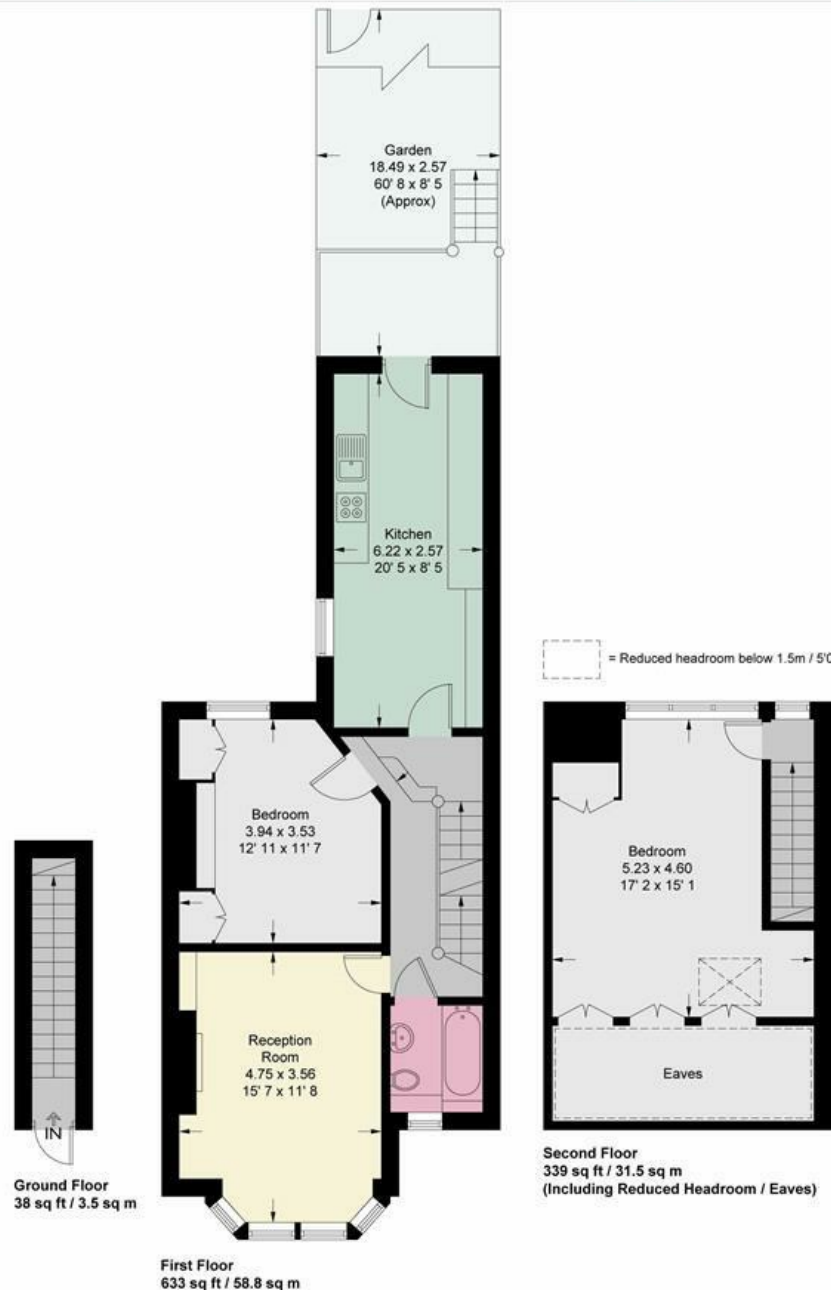
020 8876 6611

St. Leonard's Road

Approximate Gross Internal Area = 1010 sq ft / 93.8 sq m
(Including Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 76 sq ft / 7.1 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		
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	

