



JAMES  
ANDERSON



## FOR SALE

£599,950

### St. Leonards Road, London, SW14

A stunning second floor apartment situated in a sought-after development, ideally located close to local schools, shops and Mortlake train station. The property is presented in excellent condition throughout and offers spacious accommodation including three good-sized bedrooms, a bay fronted south facing reception room with a wonderful open outlook across the landscaped communal gardens, modern kitchen and shower bathroom and double glazing throughout.

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, as well as Richmond Park and the Thames River path.

Lease remaining: 164 years  
Service charge: £4,124 per year (approx)  
Ground rent: £150 per year



Three Bedrooms



Modern Shower Bathroom



Fully Equipped Kitchen



South Facing Reception Room



Leasehold | EPC Rating C | Council Tax Band D



0.1 Miles To Mortlake Train Station (ZONE 3)



Excellent Local Primary Schools Nearby



Popular Private Residential Development



No Onward Chain



Second Floor & 900 Sqft Of Lateral Living Space



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

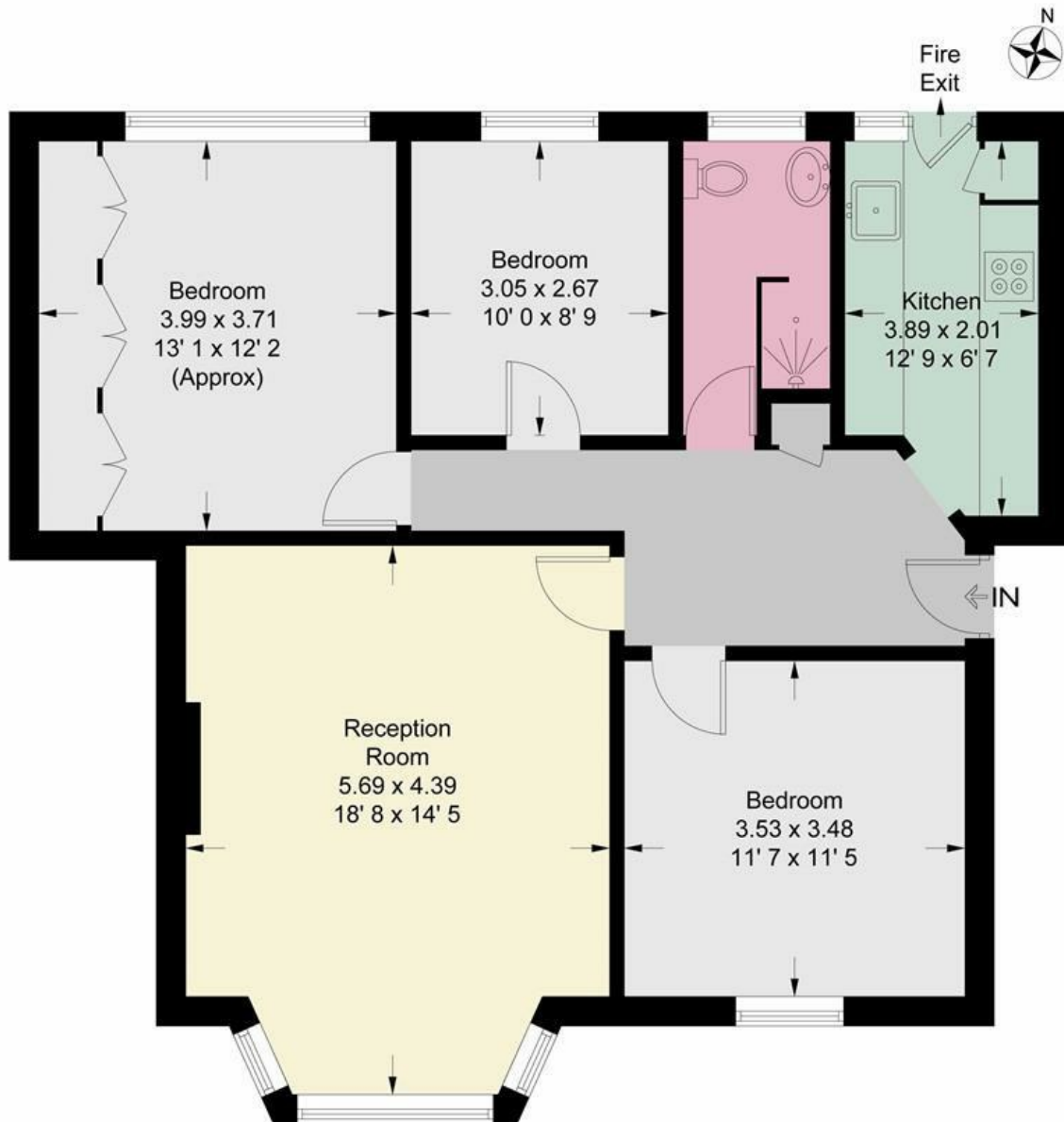
020 8876 6611

# St. Leonards Court

Approximate Gross Internal Area = 900 sq ft / 83.6 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			
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	

