



JAMES  
ANDERSON



## FOR SALE

**£40,000**

St Leonards Road, London, SW14

Good-sized garage with easy vehicular access located in a private residential block close to Mortlake station. Dimensions are approximately 2.38m x 4.5m.

Sold with new lease of 125 years


Service Charge: £450 per year (approx).




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

**020 8876 6611**

**7.8ft x 14ft**  
2.38m x 4.50m  
(Approx)

| 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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| (21-38) <b>F</b>  |   |           |
| (1-20) <b>G</b>   |   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC  |           |

