



**JAMES
ANDERSON**



FOR SALE

£450,000








St. Leonards Road, London, SW14

Set within the highly sought-after St Leonards Court development, this beautifully refurbished first-floor apartment offers elegant, contemporary living in an exceptional location. Finished to an impeccable standard throughout, the property perfectly combines modern design with timeless character.

The apartment opens into a bright and welcoming living space, enhanced by feature wall panelling, stylish wooden flooring and refined decorative finishes. The principal bedroom is a standout feature, boasting an impressive wall of bespoke wardrobes and a charming bay window area, ideal for a home office, reading nook or dressing space.

The second bedroom, currently arranged as a child's room, is equally versatile and would suit a guest bedroom, home office or nursery. Every room has been thoughtfully designed to maximise space, light and functionality.

St Leonards Court is a prestigious and well-regarded development, ideally positioned moments from Mortlake Station, the excellent shops, cafés and restaurants of East Sheen, and a selection of highly rated Ofsted Outstanding schools. The property also benefits from a strong community feel and excellent transport links into Central London.

-  Two Bedrooms
-  One Bathroom
-  Bay Fronted Reception Room
-  Fully Equipped Kitchen
-  Freehold | Council Tax Band | EPC Rating C
-  Moments From Mortlake Station
-  Close To Thomson House Primary School
-  Central East Sheen Location
-  Long Lease
-  First Floor Apartment

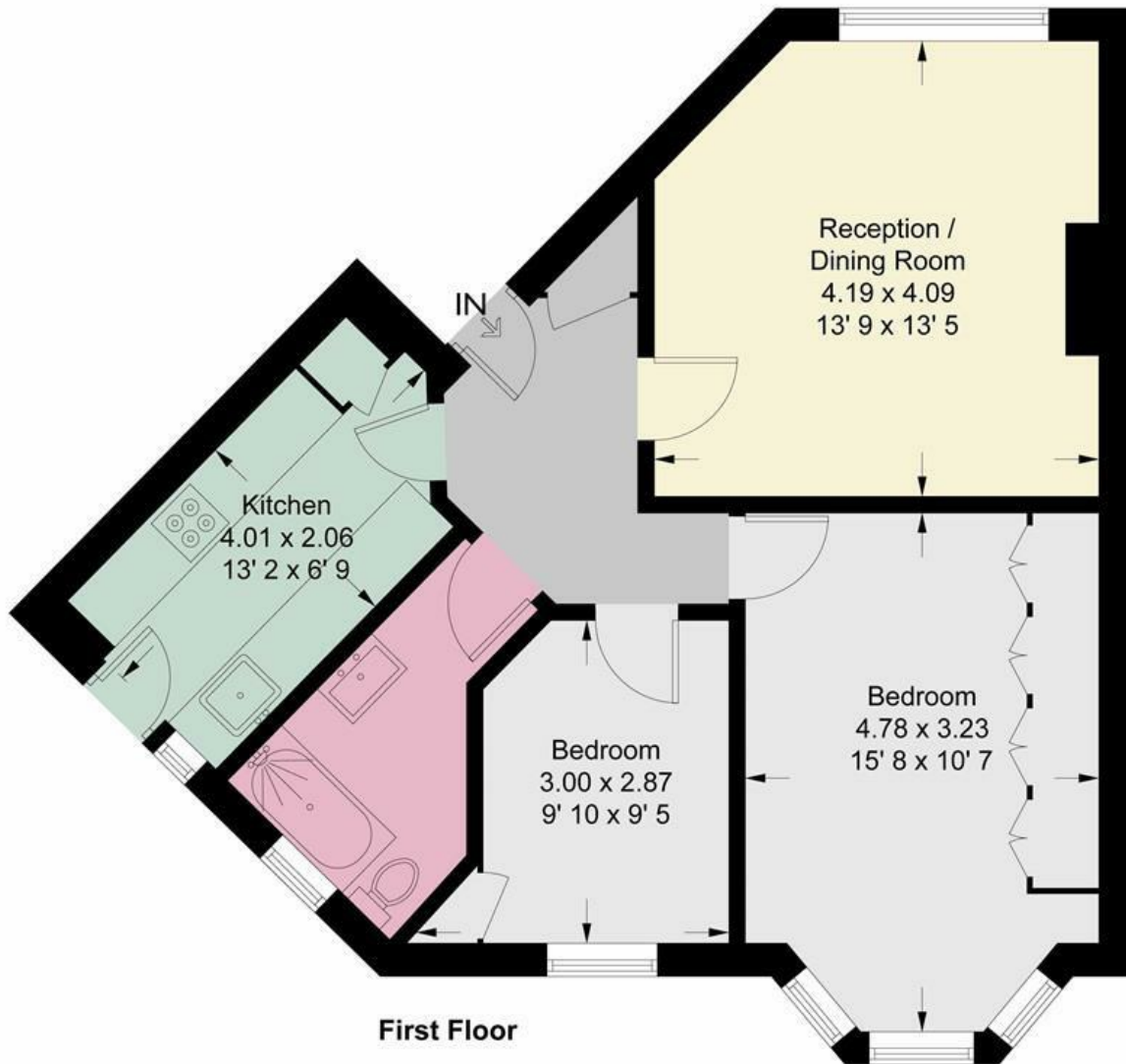


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

St. Leonards Court

Approximate Gross Internal Area = 632 sq ft / 58.7 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			
		71	81
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			
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England & Wales	EU Directive 2002/91/EC		

