



JAMES  
ANDERSON



## FOR SALE

**£30,000**

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.

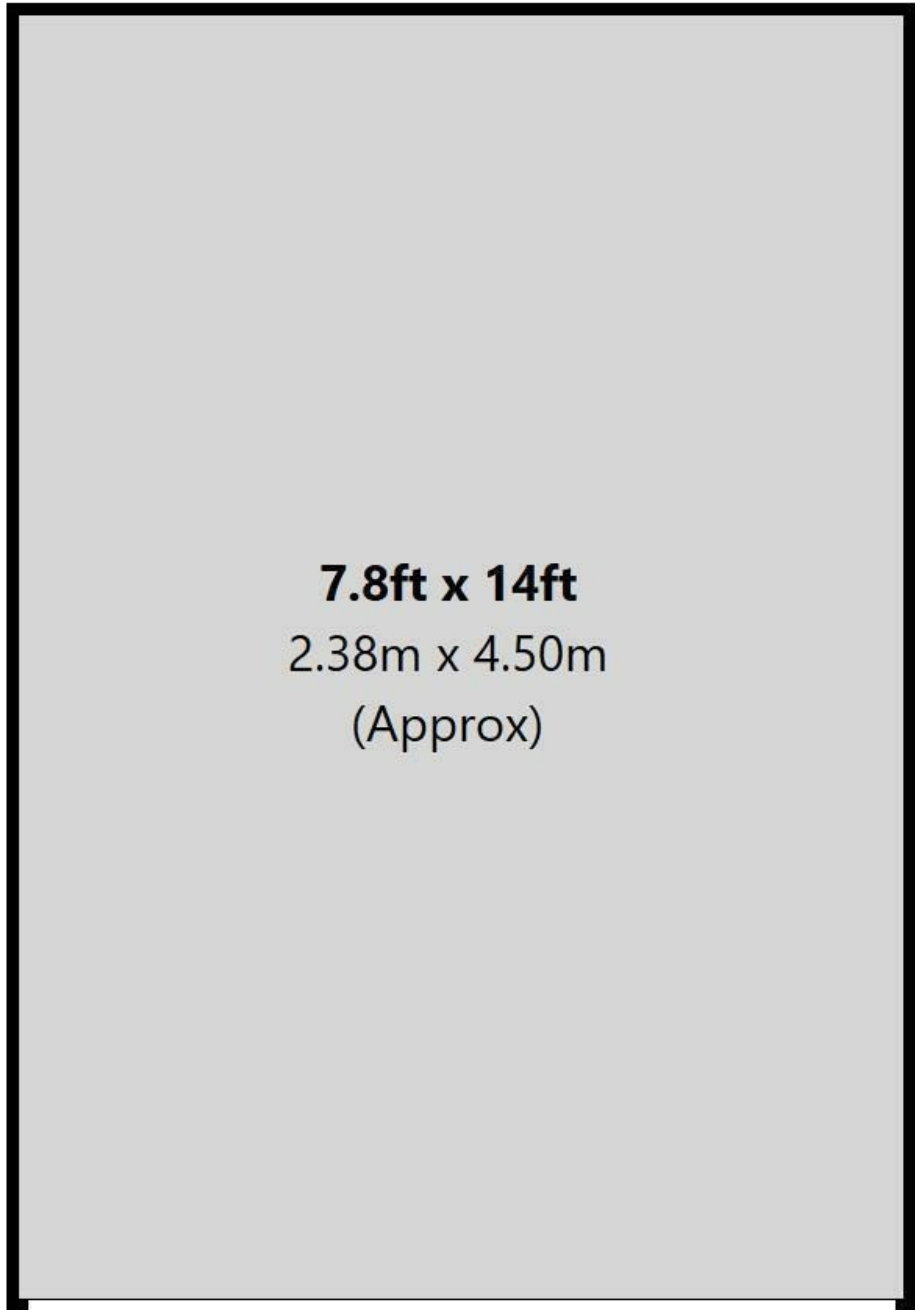
Sold with new lease of 125 years


Service Charge: £450 per year (approx).




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

020 8876 6611



| Energy Efficiency Rating                           |                         |   |
|--|-------------------------|---|
|  | Current                 | Potential   |
| <i>Very energy efficient - lower running costs</i> |                         |   |
| (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>                                    |                         |   |
| <i>Not energy efficient - higher running costs</i> |                         |   |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                         |   |
|--|-------------------------|---|
|  | Current                 | Potential   |
| <i>Very environmentally friendly - lower CO2 emissions</i> |                         |   |
| (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>  |                         |   |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                         |   |
| <b>England &amp; Wales</b>                                 | EU Directive 2002/91/EC |  |

