



**JAMES
ANDERSON**



FOR SALE

£2,350,000

Leinster Avenue, London, SW14

Finished to an impressive standard this stunning detached home boasts the superior quality which is characteristic of contemporary living. Employing conscientious architectural innovation to optimise light and space and with the perfect fusion of excellent fixtures and high-quality finishes throughout, it really is a standout home in the area.

Refurbished and fully reconfigured by the current owner, the accommodation offers five bedrooms, three of which benefit from private ensuite bathrooms, alongside a further family bathroom and a convenient upstairs laundry room. The extended loft hosts the principal suite with walk-in wardrobe, air conditioning and contemporary shower bathroom. The heart of the home is a bespoke handmade birch kitchen, thoughtfully designed to combine beauty with practicality and opens seamlessly to the garden, creating an excellent indoor-outdoor flow. The ground floor also features a dedicated media room, a separate reception room with feature fireplace, a study area, utility room, and cloakroom, providing both practicality and flexibility for modern family living. Underfloor heating throughout the ground floor and bathrooms ensures comfort year-round.

Externally the property provides off-street parking via a newly installed driveway, complete with electric vehicle charging. To the rear, the newly landscaped garden has been thoughtfully designed for both privacy and entertaining, featuring redwood fencing, garden lighting, and two porcelain patio areas. A standout feature is the bespoke pergola with an electric roof, integrated blinds, and built-in lighting, creating a superb outdoor living space that can be enjoyed throughout the seasons.



Five Bedrooms



Four Bathrooms



Two Reception Rooms



Stunning Extended Kitchen / Living Space



Freehold | EPC Rating TBC | Council Tax Band G



0.4 Miles To Mortlake Train Station (ZONE 3)



OUTSTANDING Local Primary Schools Nearby (Thomson House Primary)



Pretty Tree Lined Street In Central Sheen



Detached House With Off Street Parking



In Excess of 2,910 Sqft




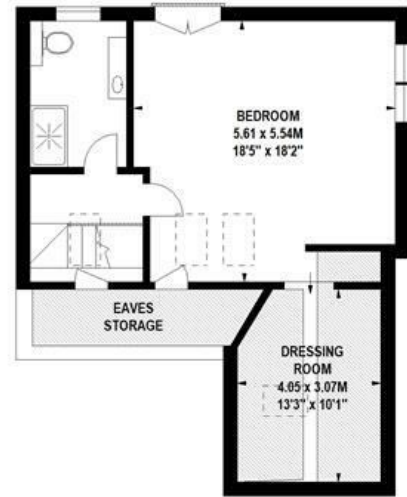
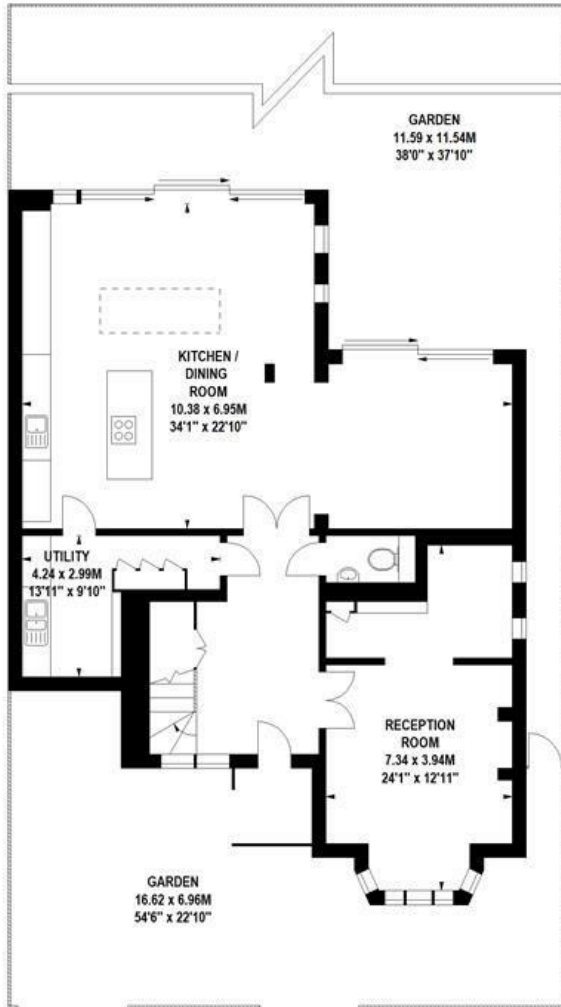
OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

Leinster Avenue, SW14

Approximate Gross Internal Area 270.8 sq m / 2914 sq ft
Including Eaves Storage of Approximately 5 sq m / 54 sq ft


 Under 1.5m head height



Ground Floor

First Floor

Floor Plan produced by Mays Property Marketing ©. Tel 020 3397 4594
Illustration for identification purposes only. Not to scale.
Orientation, measurements, and other details are approximate and for guidance only.
purchasers should verify details independently.
Where a room has a sloping ceiling the dotted line marks 1.50M height,
and all measurements shown are at floor level.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	67
(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	