



**JAMES
ANDERSON**



FOR SALE

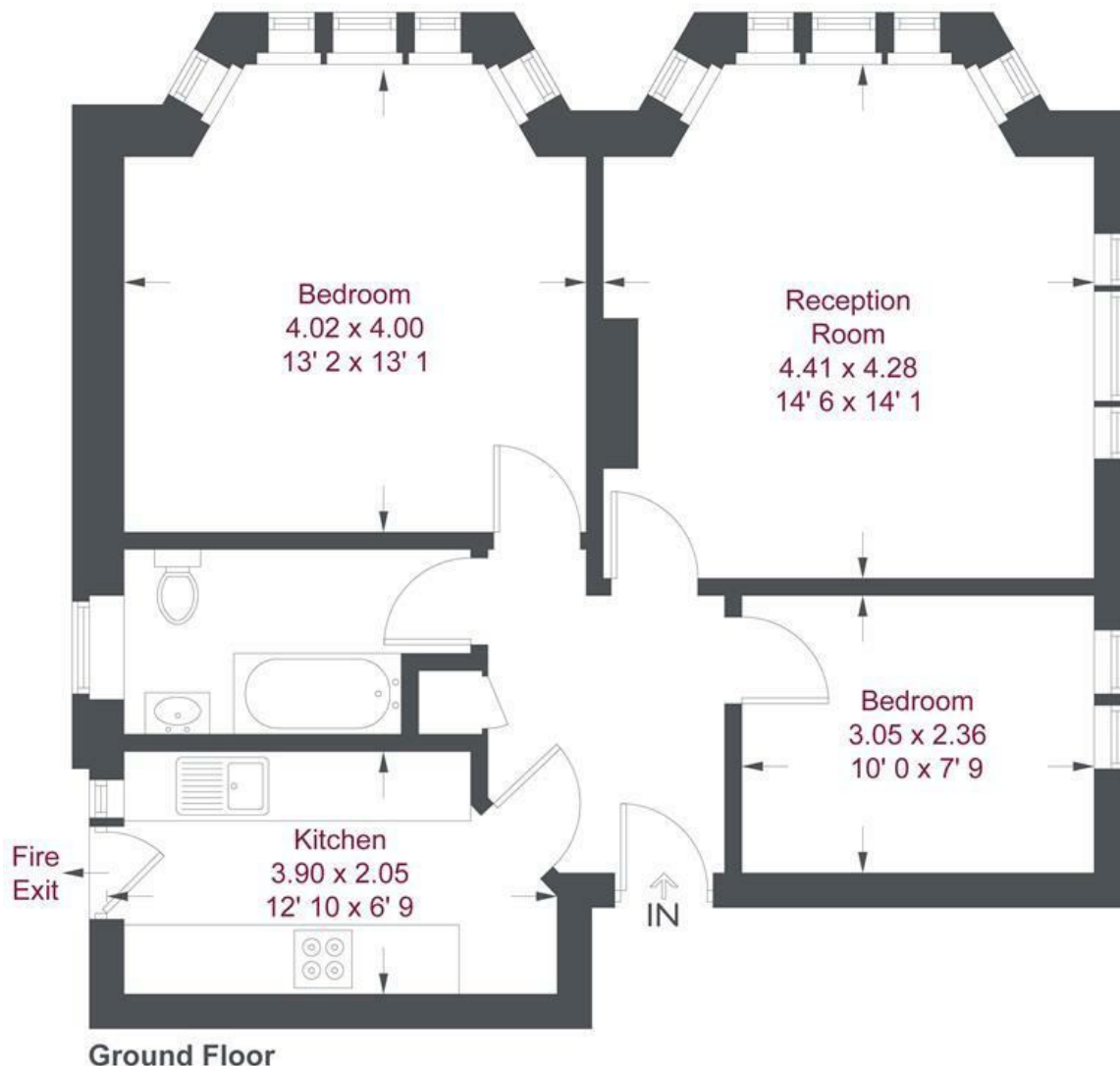
£439,950

St. Leonards Road, London, SW14

A bright and spacious two bedroom ground floor apartment situated in this sought after development, ideally located close to local shops and Mortlake train station. The property offers two good sized bedrooms, a dual aspect reception room, a separate kitchen with an additional private rear entrance and a modern bathroom. The flat is well positioned and provides wonderful open views across the communal gardens. St Leonards Court is an extremely sought after 1930s development owing to its central location, well maintained grounds, parking facilities and Art Deco features. These apartments ideally suit buy-to-let investors, first time buyers, upsizers and downsizers alike.

-  Two Bedrooms
-  One Bathroom
-  One Reception Room
-  Modern Kitchen
-  EPC Rating D
-  Close To Mortlake Station
-  Thomson House School
-  Popular Private Development
-  New Extended Lease
-  Ground Floor





Ground Floor

St. Leonards Court

Approximate Gross Internal Area = 649 sq ft / 60.3 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	59
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

