



JAMES
ANDERSON













FOR SALE

£475,000

St. Leonards Road, London, SW14

A period ground floor end terrace garden flat in the heart of East Sheen. This charming property has an attractive private south facing garden and over 700 sqft of accommodation arranged to provide entrance hall with under stairs storage, one spacious double bedroom with bay window and built in fitted wardrobes, a large reception room, separate kitchen and a large bathroom. There is also a private south facing garden. Potential to extend the accommodation exists subject to the usual local authority consents and the property is offered for sale with no onward chain. St Leonard's Road is ideally located for the areas extensive leisure and shopping amenities including Waitrose and various independent boutique shops, restaurants, gastro pubs and coffee shops. Mortlake station is within easy walking distance as are numerous bus routes to neighbouring areas. Lease and service charge information is available upon request.

-  One Double Bedroom
-  One Bathroom
-  Kitchen With Appliances
-  One Reception Room
-  EPC Rating E

-  Moments From Mortlake Station
-  Thomson House Primary School
-  Central East Sheen Location
-  Private South Facing Garden
-  No Onward Chain



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

020 8876 6611



St. Leonards Road

Approximate Gross Internal Area = 702 sq ft / 65.2 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 17 sq ft / 1.6 sq m

Total = 719 sq ft / 66.8 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		72
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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>		
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