



**JAMES  
ANDERSON**



## FOR SALE

**£1,195,000**

St. Leonards Road, London, SW14

A wonderfully elegant and beautifully presented house. This stunning Victorian property is located in a highly regarded street and offers accommodation that is arranged to provide four bedrooms (two en-suite), a lovely double reception room, a fabulous kitchen/dining room, a family bathroom, and a guest cloakroom/wc. This light and spacious home benefits from charm and character with many period features remaining with a private and low maintenance garden plus off road parking. Further potential to extend the accommodation to the ground floor is available subject to the usual local authority consents. The property is ideally located for outstanding local schools including Thomson House and 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 towns.



Four Bedrooms



Three Bathrooms



Double Reception Room



Beautiful Kitchen Dining Room



EPC Rating D



Walking Distance To Mortlake Station



Thomson House School



Central East Sheen Location



Off Street Parking



Further Potential To Extend (STP)



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

020 8876 6611



**Ground Floor**  
695 sq ft / 64.6 sq m



**First Floor**  
615 sq ft / 57.1 sq m



**Second Floor**  
331 sq ft / 30.8 sq m  
(Including Reduced Headroom / Eaves)

### St. Leonard's Road

Approximate Gross Internal Area = 1584 sq ft / 147.2 sq m  
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 57 sq ft / 5.3 sq m

Total = 1641 sq ft / 152.5 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

