



**JAMES
ANDERSON**







FOR SALE

£450,000

St. Leonards Road, London, SW14

Offers In Excess Of

St Leonards Road is a one bedroom lower ground floor period conversion situated within easy reach of the town centre of East Sheen. The property is arranged over one floor. The accommodation provides entrance hall, through lounge, kitchen with plenty of storage, one double bedroom, modern stylish bathroom and a lovely south facing rear garden. The property is well presented throughout and also benefits from a lock up storage to the front. St Leonards Road is conveniently located for the extensive shopping and leisure amenities of East Sheen including Waitrose, a number of gastro pubs, restaurants and coffee shops together with bus routes giving access to Richmond, Putney, Barnes and Hammersmith. Mortlake station is within walking distance with direct access to London Waterloo. Richmond Park is of course also within easy reach. Lease and service charge information is available on request.

-  One Bedroom
-  Modern Stylish Bathroom
-  Through Lounge
-  Fitted Kitchen
-  Lower Ground Floor Period Conversion
-  Short Walk to Mortlake Overground Station
-  Close to Thomson House School
-  Close To Local Amenities
-  Lock Up Outside Storage
-  South Facing Walled Rear Garden

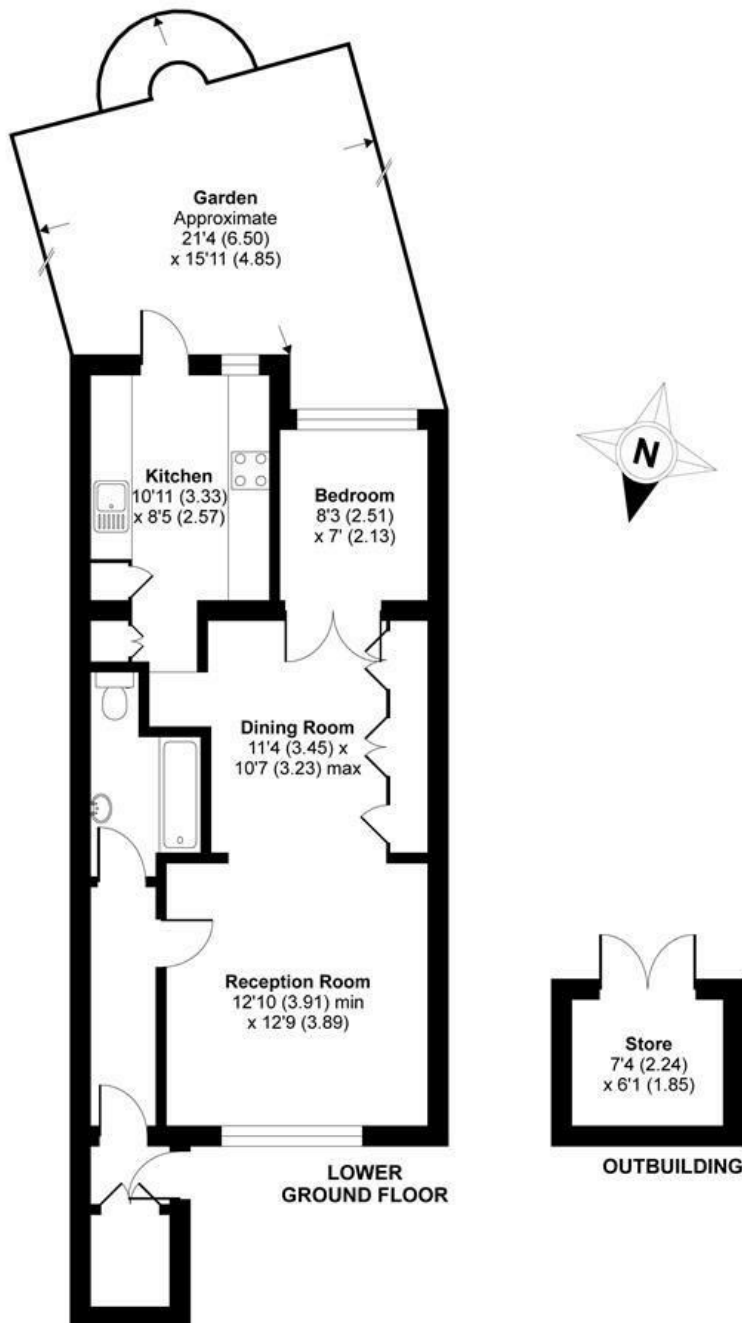


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

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APPROX. GROSS INTERNAL FLOOR AREA 612 SQ FT 56.8 SQ METRES (EXCLUDES OUTBUILDING)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(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		72	78
(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		

