



**JAMES  
ANDERSON**








## FOR SALE






**£225,000**

**St. Leonards Road, London, SW14**

A spacious studio apartment nestled in the heart of East Sheen, offering a perfect opportunity for a first-time buyer or as a rental investment. The flat is located on the second floor with accommodation comprising; fully equipped separate kitchen, a modern bathroom with shower above bath and a bright living / sleeping space with built in wardrobes. The property is further enhanced with double glazing throughout, a long lease of approximately 167 years and will be sold with no onward chain. St Leonards Court is located just across from Mortlake Station and is also well positioned for the boutique shops and cafes of central East Sheen. Local bus services offer speedy and direct services to both Richmond and Putney and Richmond Park is only a ten-minute stroll.

Council Tax Band = B  
Lease remaining = 169 years  
Lease start date = 01/07/1981  
Lease end date = 01/07/2191

-  STUDIO APARTMENT
-  ONE MODERN BATHROOM
-  WEST FACING LIVING AREA
-  KITCHEN WITH APPLIANCES
-  EPC Rating C

-  MOMENTS FROM MORTLAKE STATION
-  PRIVATE DEVELOPMENT
-  LONG LEASE - OVER 160 YEARS
-  NO ONWARD CHAIN
-  IDEAL BUY TO LET INVESTMENT OVER



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

**020 8876 6611**



## Second Floor

### St. Leonards Court

Approximate Gross Internal Area = 317 sq ft / 29.5 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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