



**JAMES  
ANDERSON**



## FOR SALE

**£1,325,000**

St. Leonards Road, London, SW14






## SOLD - FIVE bedroom SEMI-DETACHED house with OFF-STREET PARKING ##

This property was SOLD OFFLINE. If you are searching for a property like this or are interested to learn the value of your home, please contact our sales team today.

A beautifully presented five-bedroom semi-detached home with off street parking and a 100ft rear garden! The property has been extensively remodelled and comprises; a separate bay fronted reception room with feature fireplace, utility room and a separate w/c, an extended kitchen / family room ideal for entertaining with full width bi folding doors to the garden. On the upper floors there are five bedrooms, which offer plenty of storage, along with two modern bathrooms. Outside there is off-street parking for two cars to the front with an electric charging point and a stunning rear garden that extends to in excess of 100ft (approx). St Leonards Road is a popular residential road close to the high street with its variety of boutique shops, gastro pubs, coffee shops, restaurants and bus routes giving access Putney and Richmond. Both Mortlake station providing train services to London Waterloo and the extensive recreational amenities of Richmond Park are within reach. Families will be well catered for due to its proximity to many excellent schools including Sheen Mount and Thomson House.

Council tax band F

-  Five Bedrooms
-  Two Bathrooms
-  One Reception Room
-  Extended Kitchen / Dining Room
-  EPC Rating D

-  Mortlake Station (Zone 3)
-  Sheen Mount School Catchment
-  Pretty Residential Road
-  Off Street Parking
-  98 ft Rear Garden



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

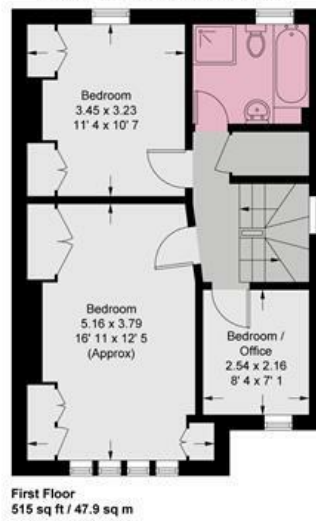
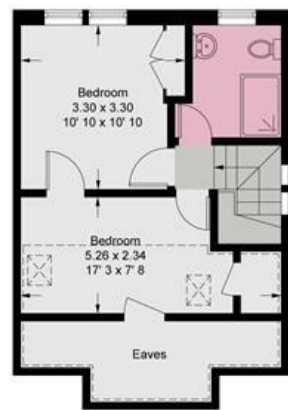
020 8876 6611

# St. Leonards Road

Approximate Gross Internal Area = 1503 sq ft / 139.6 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 148 sq ft / 13.8 sq m  
 Total = 1651 sq ft / 153.4 sq m



= Reduced headroom below 1.5m / 5'0"



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
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
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) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

