



**JAMES
ANDERSON**



FOR SALE

£495,000

Little St. Leonards, East Sheen, SW14

An extremely well presented first floor three-bedroom purpose built flat, offering spacious accommodation and an excellent location. The property has undergone extensive updating throughout and provides three double bedrooms, a triple aspect reception room with access to a private south facing balcony, a modern fully fitted kitchen with a breakfast bar and a new tiled bathroom with a separate WC. The property is enhanced by new lease and a useful storage unit that can be used for prams or bicycles. Huntingdon Court is literally a stones' throw from Mortlake Station and is ideally located for the extensive shopping and leisure amenities in the area including Waitrose, several gastro pubs, restaurants, and coffee shops together with bus routes giving access to Richmond, Putney, Barnes and Hammersmith. Richmond Park is of course close by and there are excellent schools in the immediate vicinity.

-  Three Bedrooms
-  One Modern Bathroom
-  South Facing Reception Room
-  Fully Equipped Kitchen
-  EPC Rating C
-  Close to Mortlake Station
-  Near Thomson House School
-  Central Location
-  Private External Storage Area
-  Excellent Condition Throughout



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

020 8876 6611

Huntingdon Court

Approximate Gross Internal Area = 752 sq ft / 69.9 sq m
 Storage = 16 sq ft / 1.5 sq m
 Total = 768 sq ft / 71.4 sq m



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Ground Floor First Floor

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	80	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	54	62

