



**JAMES  
ANDERSON**



## TO LET

**£1,800 Per Month**

St. Leonards Court, London, SW14

Per Month

A brilliant two bedroom apartment in a popular private residential development. This bright and spacious property has been repainted throughout, with new carpets and boasts in excess of 640 sqft arranged to offer two double bedrooms, one bathroom, a fully fitted kitchen, storage and a lovely west facing bay fronted reception room that overlooks pretty communal gardens. St Leonards Court is located at the junction of St Leonards Road and Palmers Road in East Sheen. This popular development benefits from attractive communal gardens and is superbly located within easy walking distance of the amenities of East Sheen and the train station at Mortlake.



Two Bedrooms



One Bathroom



West Facing Reception Room



Separate Kitchen



EPC Rating E | Council Tax D | Holding Deposit £403.84



Moments From Mortlake Stations



Thomson House Primary School



Private Development



Close to Richmond Park



Deposit Required £2019.23



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

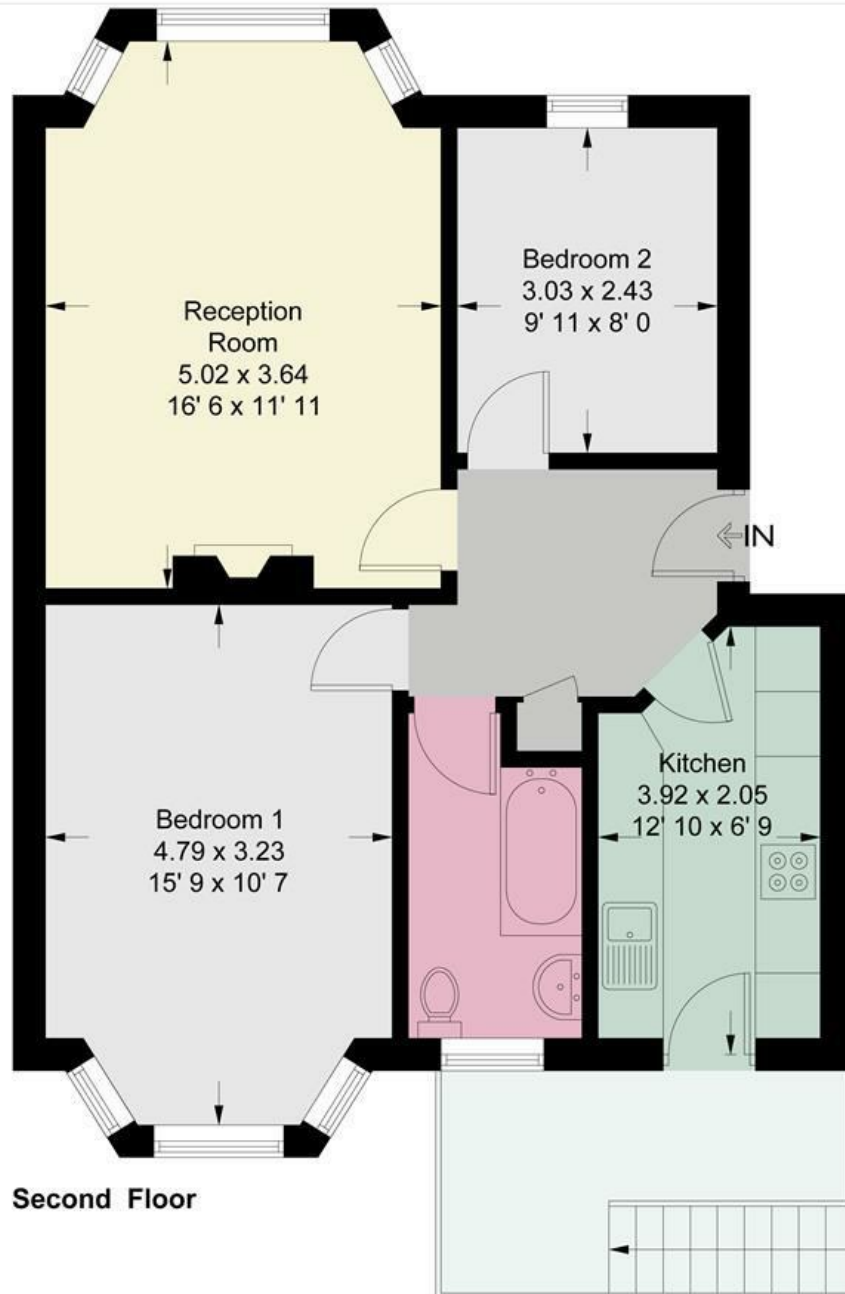
0208 876 6611

# St. Leonards Court

Approximate Gross Internal Area = 641 sq ft / 59.6 sq m



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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) <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>			
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>			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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