



**JAMES  
ANDERSON**



# FOR SALE

**£350,000**






Little St. Leonards, East Sheen, SW14

Offers In Excess Of

Moore Close, Little St Leonards is a lovely ground floor one bedroom flat presented in excellent condition in a fantastic location close to Mortlake Station with direct access to Waterloo Station and all the local amenities of Upper Richmond Road are just a short distance away. The property has a bright and well-proportioned reception room, a good sized double bedroom, a family bathroom and a well equipped, modern kitchen. The property benefits from the use of an attractive communal garden, low service charges and a convenient outside storage facility. An exceptional one bedroom flat which would ideally suit first time buyers.

Tenure: Leasehold  
Service charge: ask agent  
Ground rent: ask agent

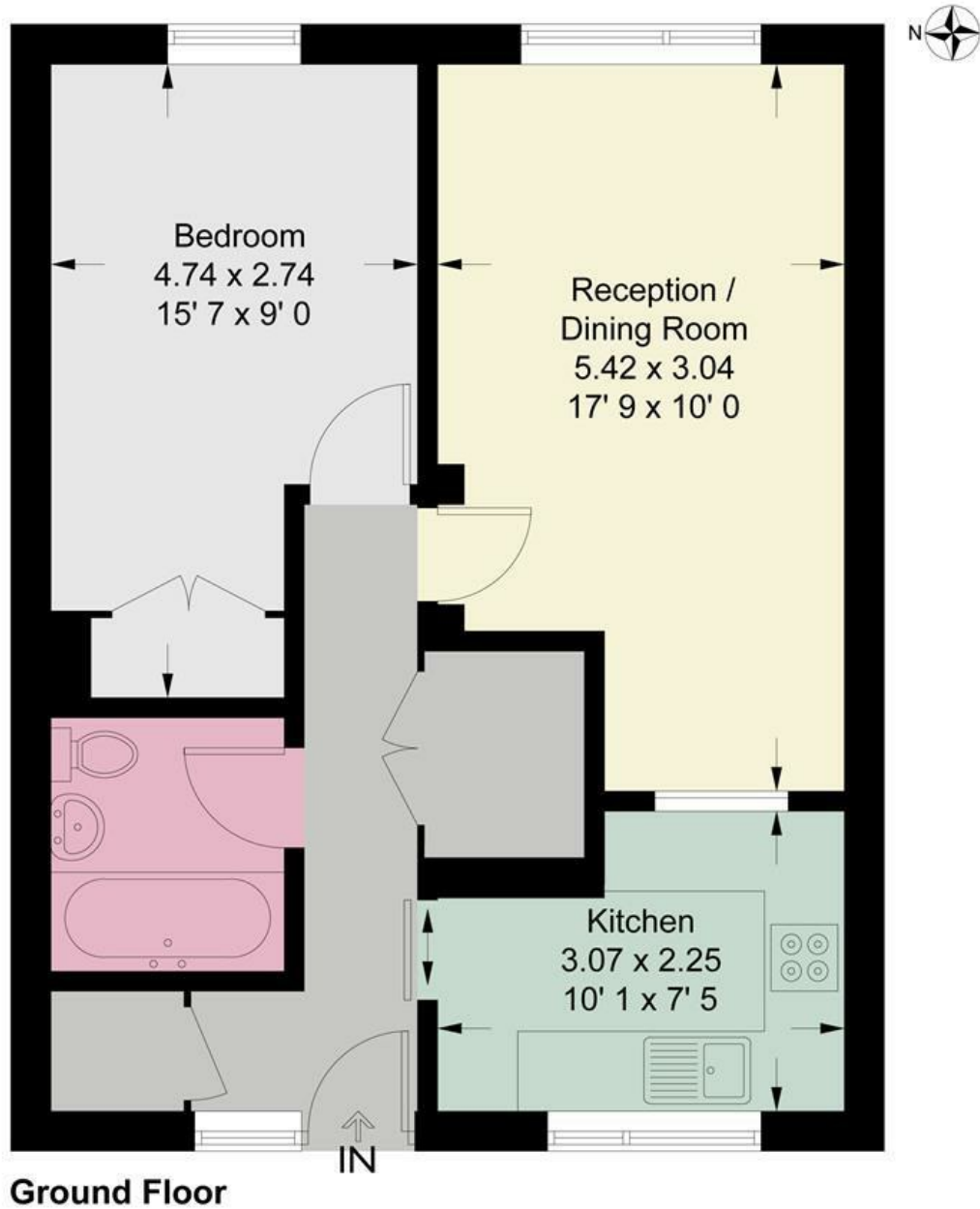
-  One Bedroom
-  One Bathroom
-  Separate Reception Room
-  Fully Equipped Kitchen
-  Leasehold | EPC D | Council Tax Band C

-  Moments From Mortlake Station (25 minutes to Waterloo)
-  Quiet Location
-  Ground Floor Apartment
-  Sold With No Chain
-  Separate Bike Storage Included



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

020 8876 6611



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>			76
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		65	
(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 CO<sub>2</sub> emissions</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 environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

