



**JAMES
ANDERSON**



FOR SALE

£350,000

Little St. Leonards, East Sheen, SW14

Offers In The Region 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

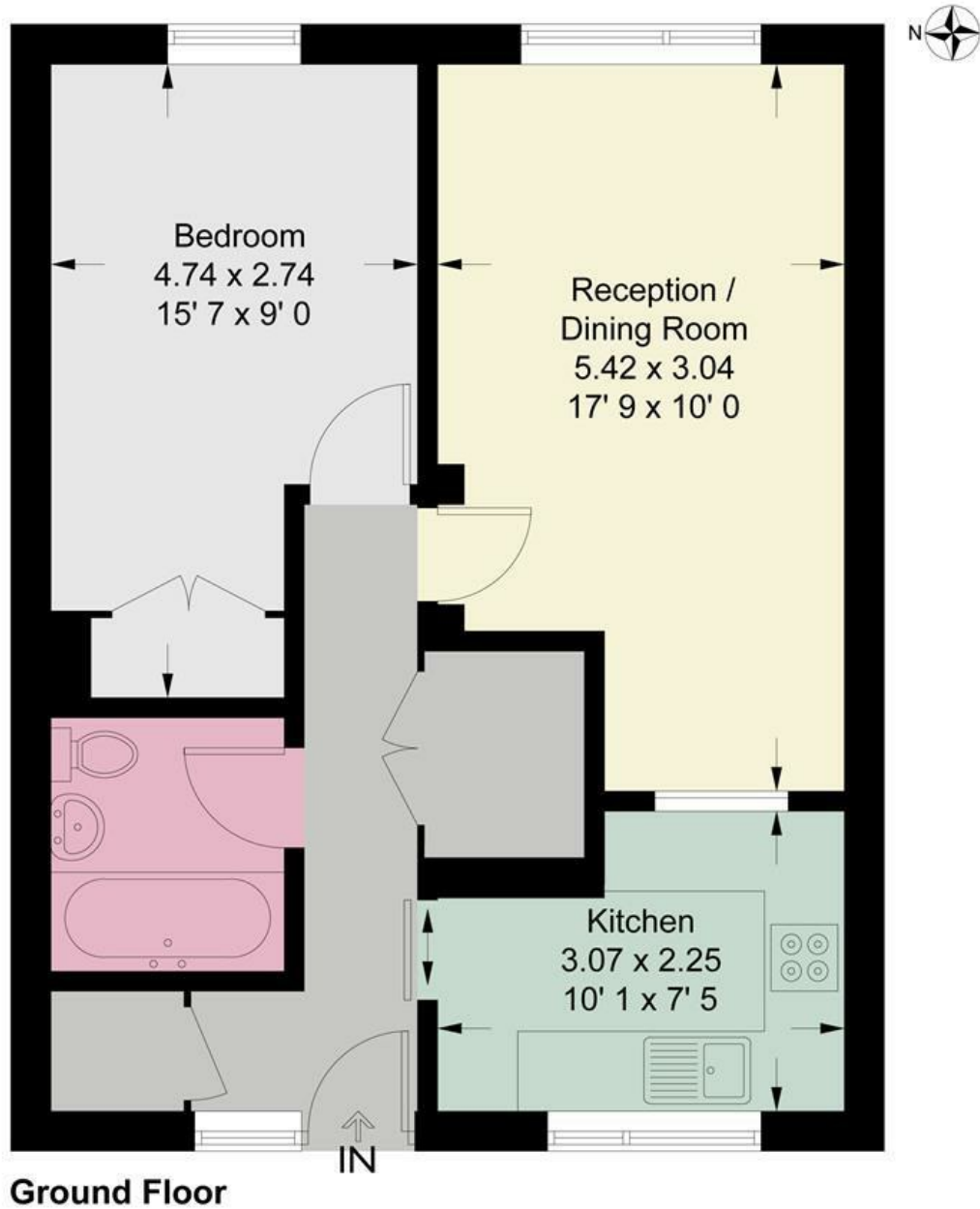


Separate Bike Storage Included



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 |
|---|--|-------------------------|-----------|
| 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 | 76 |

| 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 | |

