JAMES ANDERSON











FOR SALE

£500,000

St. Leonards Road, London, SW14

Offers In Excess Of

A beautifully presented period end-of-terrace ground floor flat, ideally located in the heart of East Sheen. Offering over 660 sq ft of well-arranged accommodation, this delightful home features a spacious double bedroom with a bay window and built-in wardrobes, a generous reception room, a separate kitchen, and a modern bathroom. The property boasts a private south-facing rear garden that is perfect for relaxing or entertaining and also benefits from a secure bike store at the front. Additional features include an entrance hall with under-stairs storage and the charm of period detailing throughout.

St Leonard's Road is superbly positioned to enjoy East Sheen's vibrant lifestyle, with easy access to Waitrose, independent boutiques, restaurants, coffee shops, and popular gastro pubs. Excellent transport links are close at hand, including Mortlake Station which is just 0.2 miles away and several bus routes serving the surrounding areas.

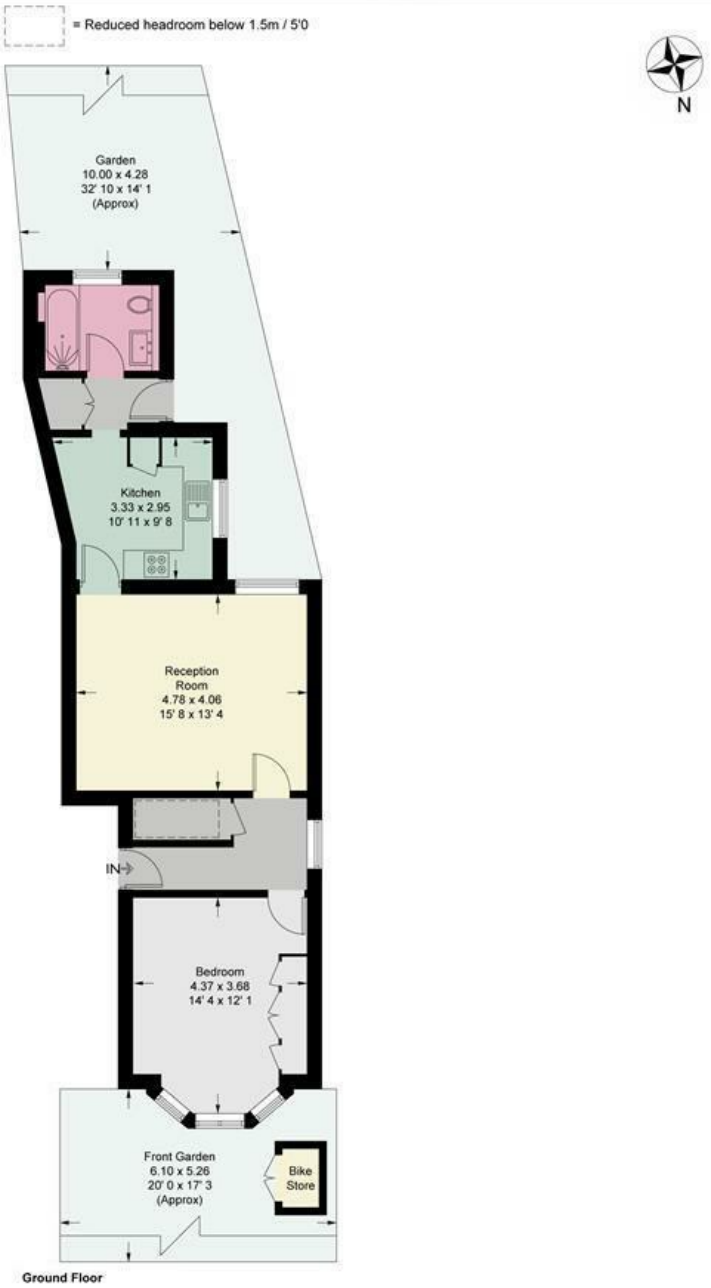
*In Accordance with section 21 of the Estate Agency Act 1979 we are obligated to declare one of the beneficiaries of this property is an employee of James Anderson

- One Large Double Bedroom
- One Modern Bathroom
- Fully Integrated Kitchen
- Separate Reception Room
- Leasehold | EPC D | Council Tax Band D
- Just 0.2 Miles From Mortlake Train Station (ZONE 3)
- Period Ground Floor Flat
- Excellent Location
- Private South Facing Rear Garden
- In Excess of 660 Sqft

St . Leonards Road

Approximate Gross Internal Area = 664 sq ft / 61.7 sq m
(Including Reduced Headroom / Bike Store)
Reduced Headroom = 14 sq ft / 1.3 sq m
Bike Store = 19 sq ft / 1.8 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.

