



St Leonards Court St Leonards Road, London SW14 7LS

welcome to

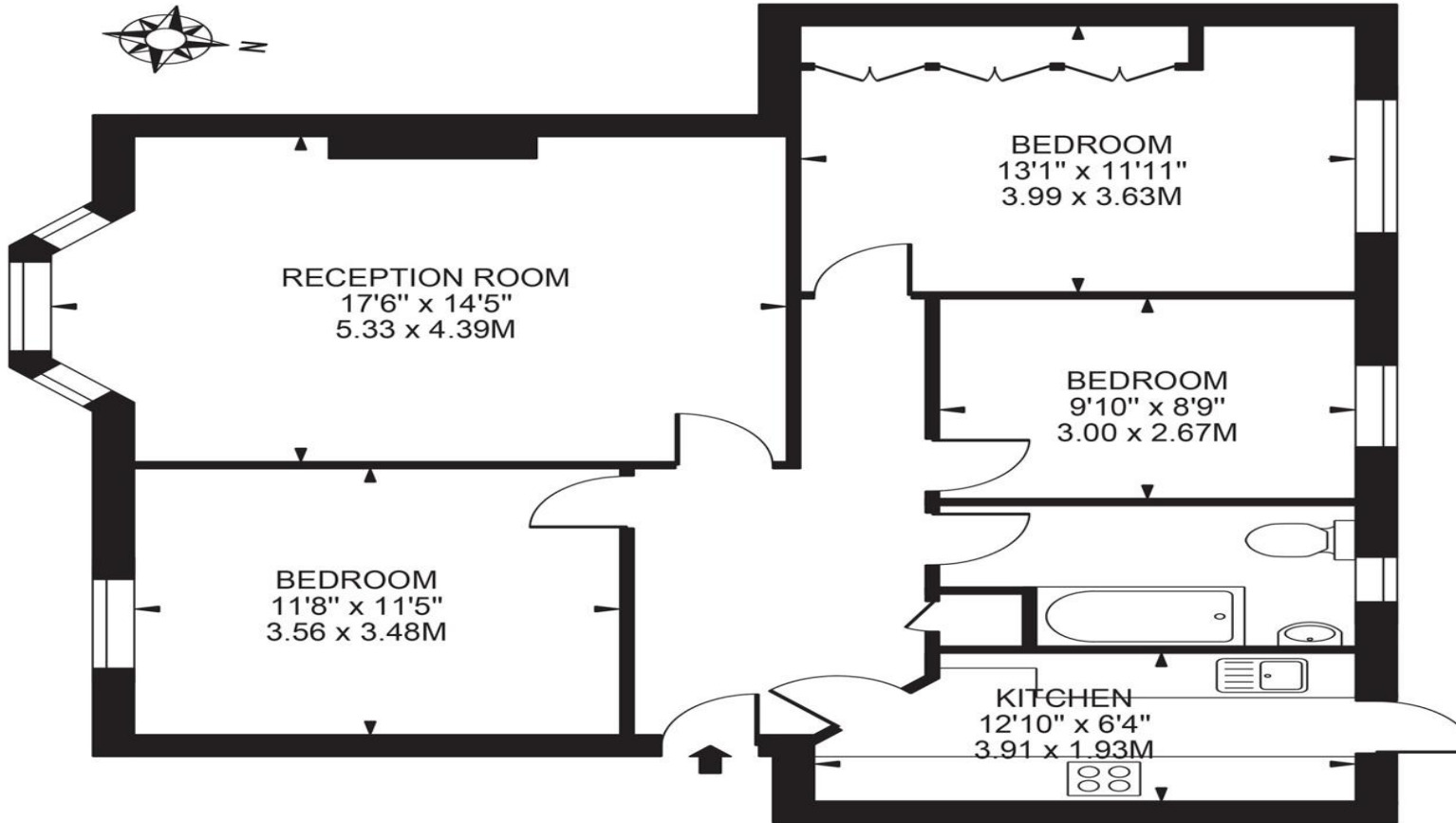
St Leonards Court St Leonards Road, London

A superb, second floor flat in a well-managed development, close to the station and the local amenities of East Sheen, offered with a long lease and no onward chain.



ST. LEONARD'S COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 882 SQ FT - 81.94 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

A rarely available 3 bedroom, second floor flat in a well managed Art Deco development, close to transport links and local amenities.

This beautifully presented property has attractive communal gardens. The flat has two double bedrooms and a single bedroom, a wide central hall giving access to all rooms, and a spacious south-facing reception room with an open outlook over gardens and a feature fireplace. There is a modern kitchen with convenient rear access and shower room with a double shower cabinet, taking advantage of the communal hot water. There is good storage throughout the flat and all rooms have double glazing and gas central heating. Located about 3 minutes walk from Mortlake Station, with regular trains to Waterloo and further afield, the flat is a short walk from the High Street, with local and national shops, including Waitrose, Tesco and Boots, there are many restaurants, cafes and delicatessens. Other local amenities include excellent schools, the Thames River path, and Richmond Park with its free roaming deer and 2300 acres of Parkland. There is no onward chain and the remaining leasehold is 165 years.

Service Charges including hot water £4125 per annum

Ground Rent £150 per annum

Council Tax Band- D

EPC- C

Agents note: photos are prior to existing tenancy which ends August 2025.

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St Leonards Court St Leonards Road, London

- A Spacious 3 Bedroom flat.
- Generously Sized Reception Room
- Modern Kitchen and Shower Room
- Wide Entrance Hall
- Double Glazed and Gas Central Heating

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 4125.00

Ground Rent: 150.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£599,950



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SHN106312



Property Ref:
SHN106312 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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