



**St. Leonards Road, London SW14 7LY**



**welcome to**

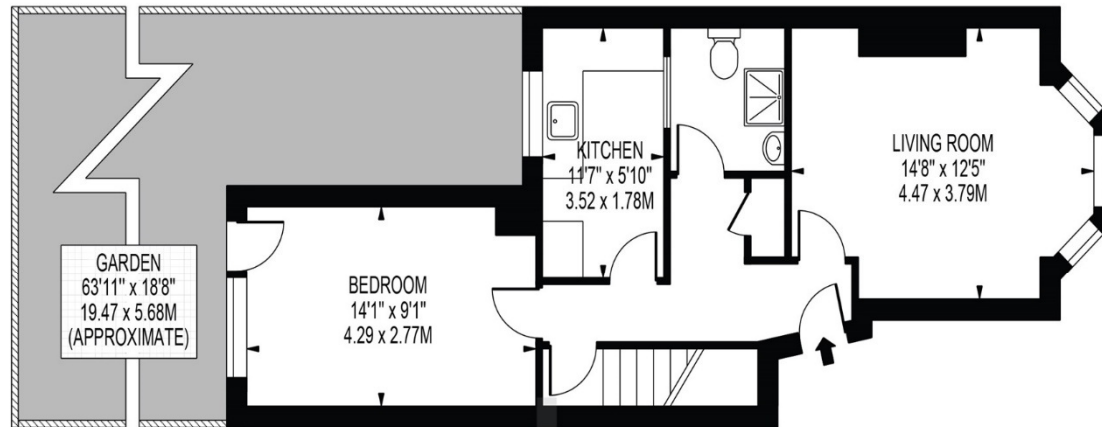
**St. Leonards Road, London**

A great opportunity to buy a 1 bed ground floor flat with a private garden and the added benefit of a basement. Offered with a new long lease, and no onward chain. This property will require some modernisation and could be an ideal first time purchase or investment property.

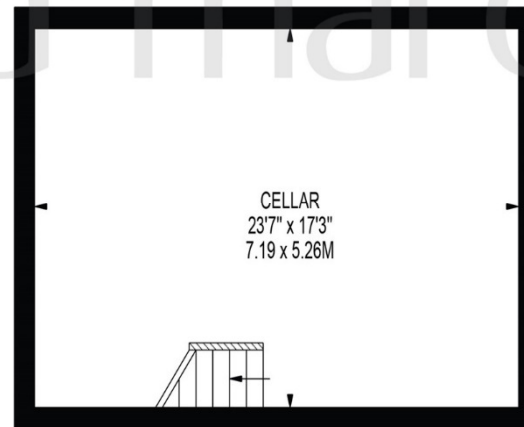


## ST. LEONARD'S ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 921 SQ FT - 85.59 SQ M



FIRST FLOOR  
(514 SQ FT - 47.77 SQ M)



CELLAR  
(407 SQ FT - 37.82 SQ M)

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.

We are delighted to offer this ground floor 1 bedroom flat with a private garden and a basement. Centrally located this flat will come with a new 125-year lease. The property will require some modernisation, it does have double glazing, and central heating. The private garden is approx 45' in length and is south facing with a patio area and shed. The basement could provide excellent storage and is accessed from within the flat. Accommodation comprises, Reception room, Shower-room, Double bedroom and kitchen. The property will be offered with no onward chain. East Sheen offers excellent transport links into London Waterloo from Mortlake Station. There is a selection of vibrant cafes and restaurants in the area. Local shops include Waitrose and Tesco plus Boots and Superdrug. Richmond Park is approx 1 mile away with over 2000 acres of parkland. The River Thames is close by offering river walks and great riverside pubs. Lease- New 125-year lease. Service Charge approx £1400 per annum EPC- D. Council Tax- Band D.

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## **St. Leonards Road, London**

- Ground Floor 1 bedroom flat
- Private South Facing Garden
- Basement
- New Long Lease and Low outgoing's
- Some modernisation Required

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: £1,400 approx

Ground Rent: Ask Agent

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.

Guide price

**£400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SHN106371](https://barnardmarcus.co.uk/Property/SHN106371)



Property Ref:  
SHN106371 - 0006

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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