



St Leonards Court

St Leonards Road, SW14

Asking Price £475,000

A top floor and centrally located two bedroom flat situated in the popular private development St Leonards Court.

The flat has bright rooms with some period features retained and is a good size for families, couples and individuals alike.

The flat is situated on the top (second) floor. The entrance comprises a spacious hall with storage and leads into the living room and bedrooms. The high quality new kitchen, that has been recently installed, offering appliances and a useful separate entrance to the top of the staircase, which the owner uses as an outside area. The bedrooms are both a good size with the main bedroom offering a wide bay window; the second bedroom is a small double. The bathroom has been updated with new tiling and has a bath/shower. The living room is a lovely part of the flat with double aspect bay windows overlooking attractive houses opposite and letting in plenty of light from the south. This room offers room for living, dining and storage.

St Leonards Court is just a few minutes' walk to Mortlake Station and is near to outstanding-rated primary schools (nearest is Thomson House Primary School). East Sheen and Mortlake offers plenty of shops, cafes and restaurants with a lovely village feel and is good for families and commuters. This area has recently seen a huge increase in demand due to being on the doorstep of Richmond Park and the River Thames.

Additional storage sheds and garages are available to rent at extra cost - please enquire.



St Leonards Court

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- Two bedrooms
- Top floor
- Central location close to shops/station
- Attractive development
- Lease extended



Tenure: Leasehold 166 years – expires 01/07/2191

Service Charge: To be confirmed

Ground Rent: To be confirmed

Local Authority: London Borough Richmond upon Thames

Council Tax Band: D

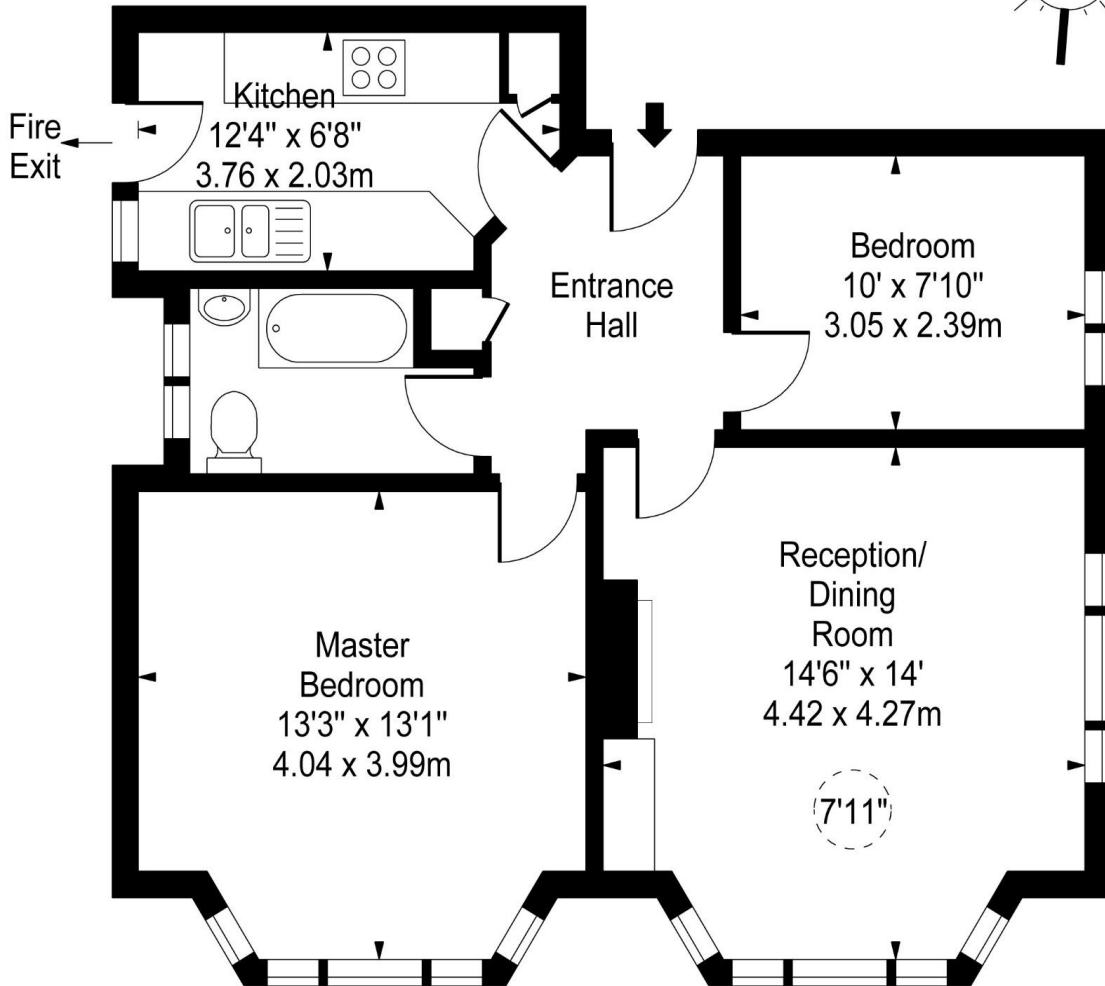
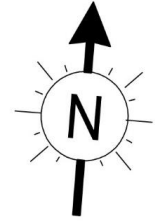
| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 72 |
| (55-68) | D | 62 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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St. Leonards Court, St. Leonards Road, SW14

○ - Ceiling Height



Second Floor

Approx Gross Internal Area **633 Sq Ft - 58.80 Sq M**

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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