



# St. Leonards Court

East Sheen, SW14

Offers in excess of £450,000

Offered for sale with an extended lease and no onward chain is this bright and spacious apartment located in the highly desirable St Leonards Court.

The accommodation comprises a generous hallway, a large reception room with a period fireplace, two double bedrooms both with built in wardrobes, a modern fitted kitchen, and a contemporary bathroom.

The property is conveniently situated within walking distance of Mortlake Station and the many supermarkets, coffee shops, bakeries, and restaurants on Sheen Lane. There is access to the nearby Richmond Park and the River Thames making this an ideal property for those looking to enjoy the outdoors. Additionally, it is close to Thomson House Primary School, which has an outstanding rating from Ofsted.



# St. Leonards Court

## East Sheen, SW14

- Two Bedroom Flat
- Modern
- Close to Mortlake Station
- No Onward Chain
- Extended Lease



**Tenure:** Leasehold 166 years – expires 01-07-2191

**Service Charge:** Approximately £3839.60 per annum - Includes hot water, garden maintenance, roof and building maintenance, building insurance, communal cleaning services, sinking fund contribution etc.

**Ground Rent:** N/A

**Local Authority:** London Borough of Richmond upon Thames

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

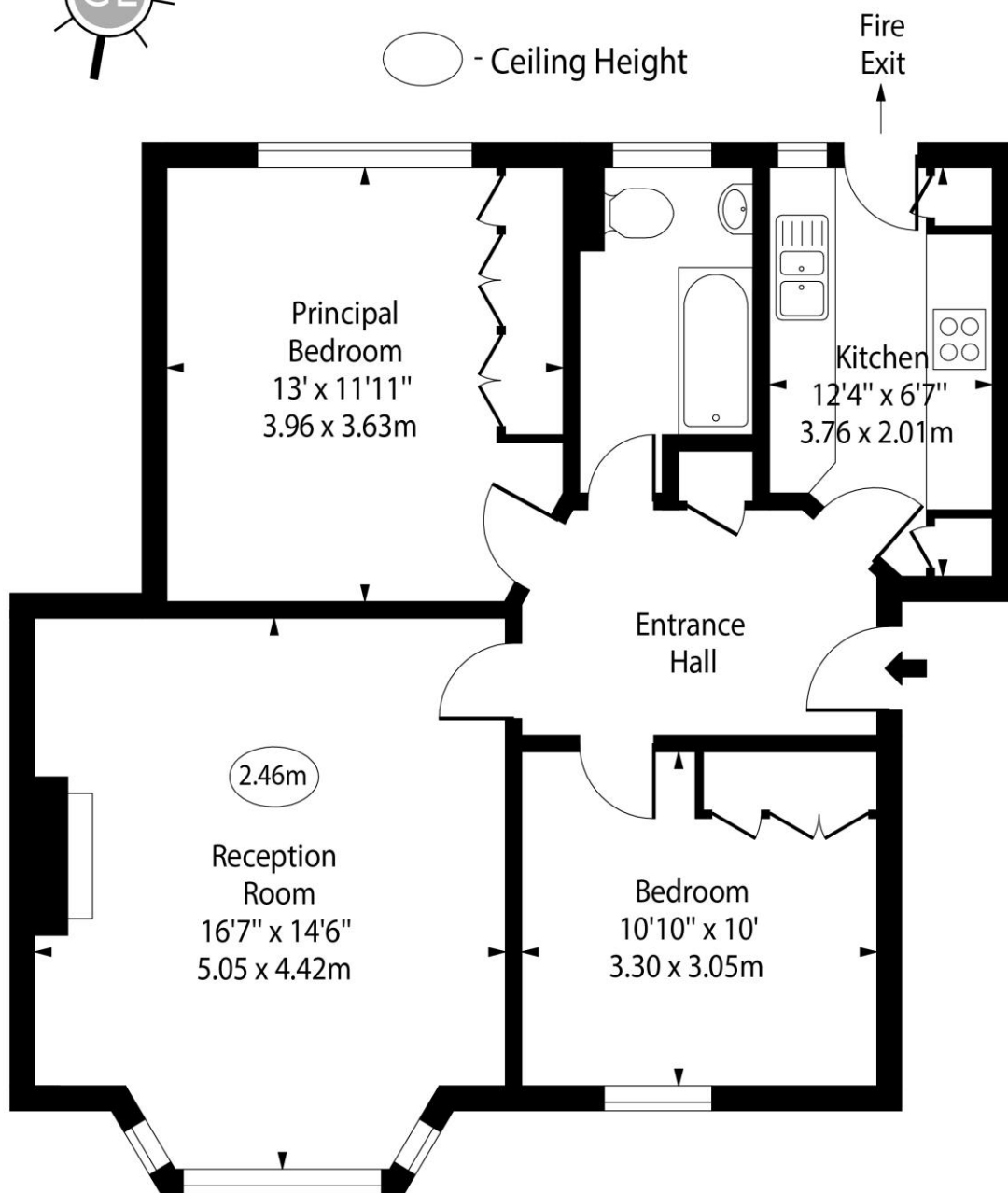
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# St Leonards Court, East Sheen, SW14

○ - Ceiling Height



Second Floor

Approx Gross Internal Area      712 Sq Ft - 66.14 Sq M

For Illustration Purposes Only - Not To Scale

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