



# St Leonards Court

East Sheen, SW14

Asking Price £450,000

This dual aspect apartment is located in the popular St Leonards Court which is only a few minutes' walk from Mortlake Train Station, an Outstanding rated primary school, supermarkets including Waitrose and Tesco and numerous independent coffee shops, restaurants and bars in East Sheen.

The apartment features a generous and wide reception hall creating a feeling of space as you enter. There are two good sized bedrooms, a bathroom and kitchen.

The River Thames and Richmond Park offer easy access to both tranquillity and multiple sporting/exercise options, both of which can be found in under a 15-minute walk.





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



**Tenure:** Leasehold 185 years

**Service Charge:** Approximately £3752.4 per annum (Includes hot water, garden maintenance, roof and building maintenance, building insurance, communal cleaning services, sinking fund contribution etc.).

**Ground Rent:** £45 per annum

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

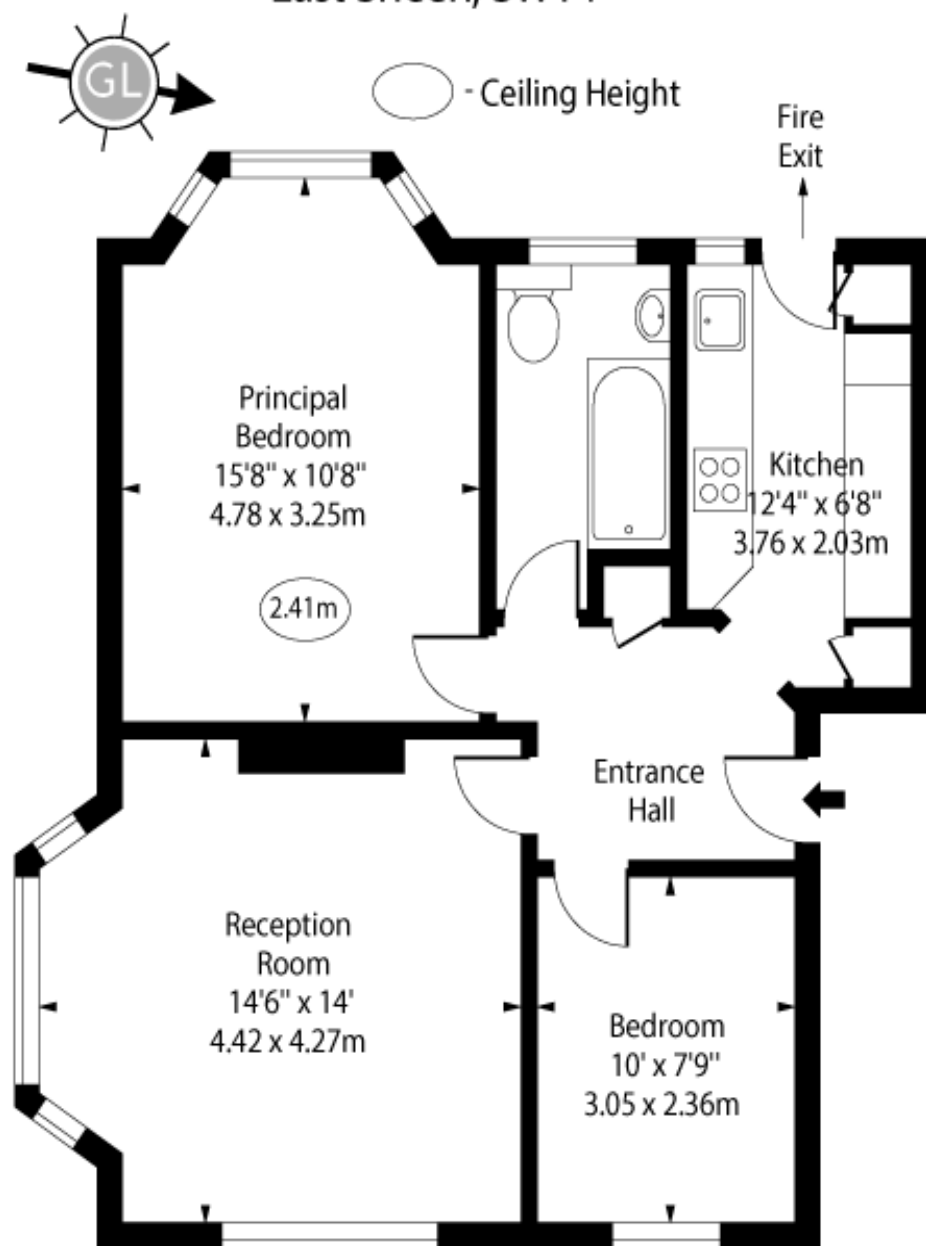
**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(80+) <b>A</b>		
(69-79) <b>B</b>		
(55-68) <b>C</b>		
(46-54) <b>D</b>	67	74
(39-45) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons East Sheen Sales*

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St Leonards Court,  
St Leonards Road,  
East Sheen, SW14



First Floor

Approx Gross Internal Area 642 Sq Ft - 59.64 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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