

## St. Leonards Court, St. Leonards Road East Sheen



**£1,895 Per Month**

- Ground floor apartment
- Two bedrooms
- Close to Mortlake Railway station
- Lovely communal gardens
- Available immediately
- Purpose built
- Moments to East Sheen village
- Modern fitted kitchen
- Gas central heating
- Offered unfurnished

**TIFFIN ESTATE AGENTS LTD**

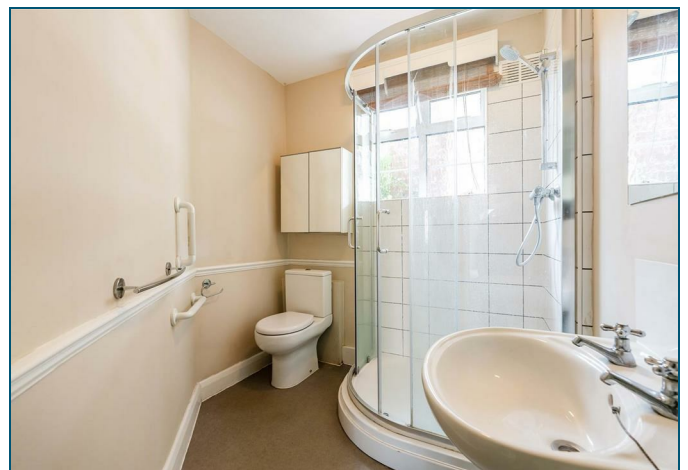
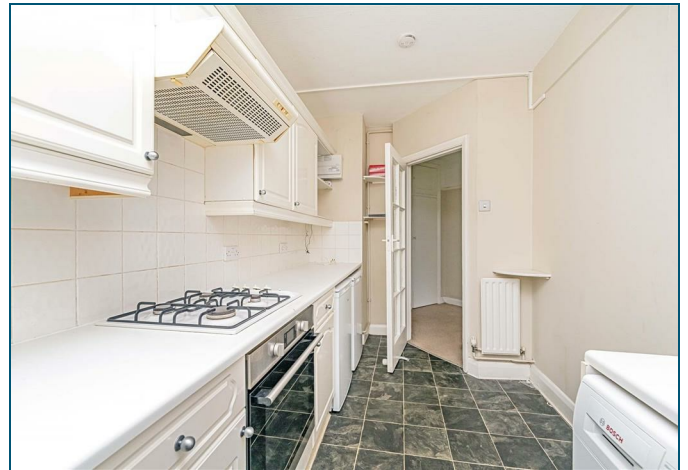
103 High Street, Hampton Hill, Middlesex, TW12 1NJ

t. +44 (0) 20 8979 9111 e. [info@tiffinestateagents.co.uk](mailto:info@tiffinestateagents.co.uk) w. [www.tiffinestateagents.co.uk](http://www.tiffinestateagents.co.uk)

A well-presented, bright, and spacious ground purpose-built apartment with two bedrooms. The property is situated off St. Leonards Road with the shops, bars and restaurants of East Sheen village, and Mortlake railway station close by.

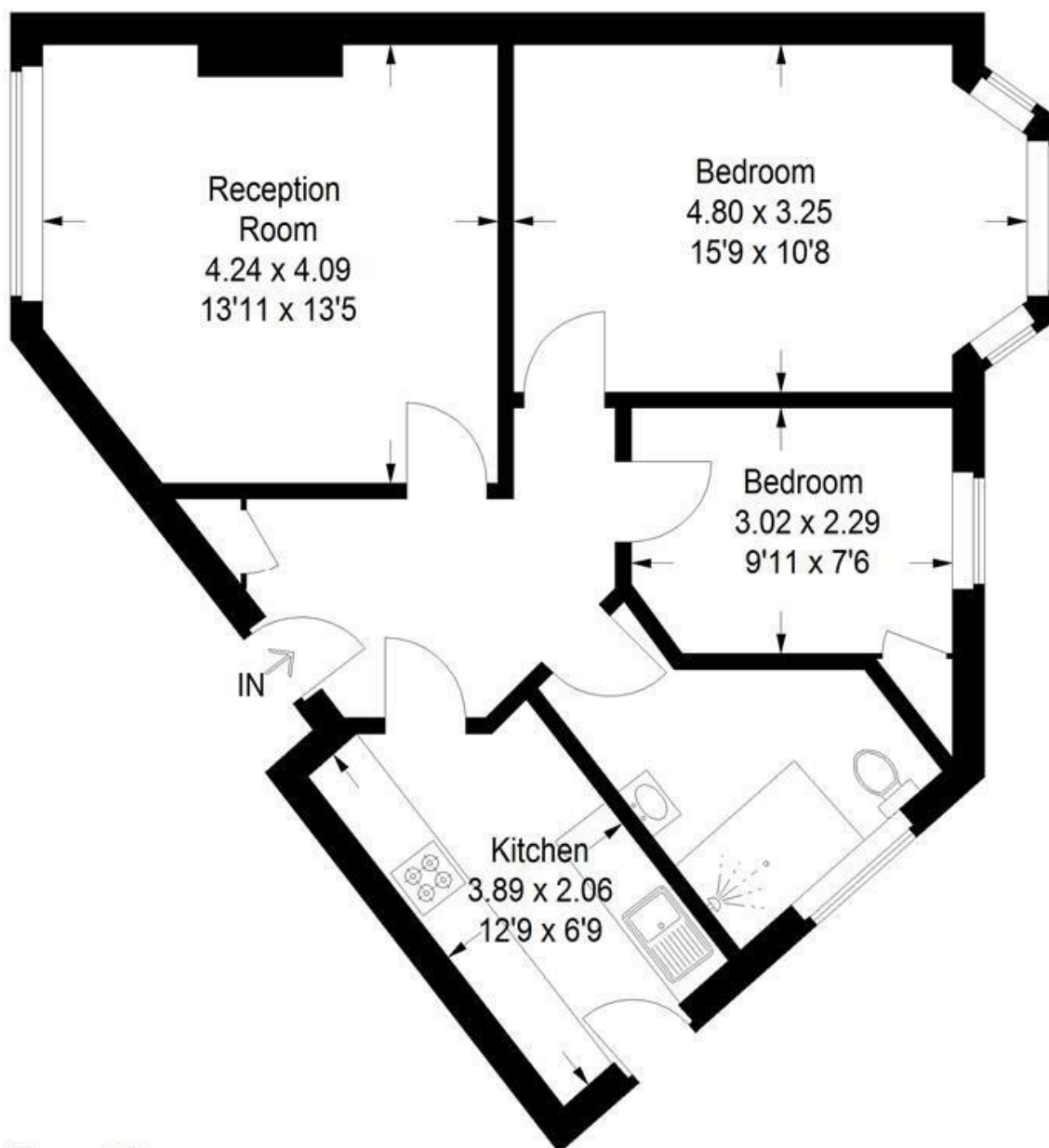
An entrance hallway with a built-in storage cupboard, leads to all rooms. The reception room has space for sitting and dining reception areas and attractive views overlooking the communal gardens. There is a feature fireplace, and a built-in storage cupboard and shelving into an alcove. The kitchen has a range of modern fitted units and a fridge, freezer, washing machine, electric oven, and gas hob. A door leads to the beautifully maintained communal gardens at the rear of the building. The principal bedroom is a spacious double room and there is a second single bedroom which would be ideal for a child, or as a home office. There is a shower room and W.C with a pedestal wash hand basin and frosted window. Additional features include gas central heating and double glazing.

Outside there are well maintained communal gardens and grounds. Richmond Upon Thames Borough Council / Band D. Offered unfurnished.



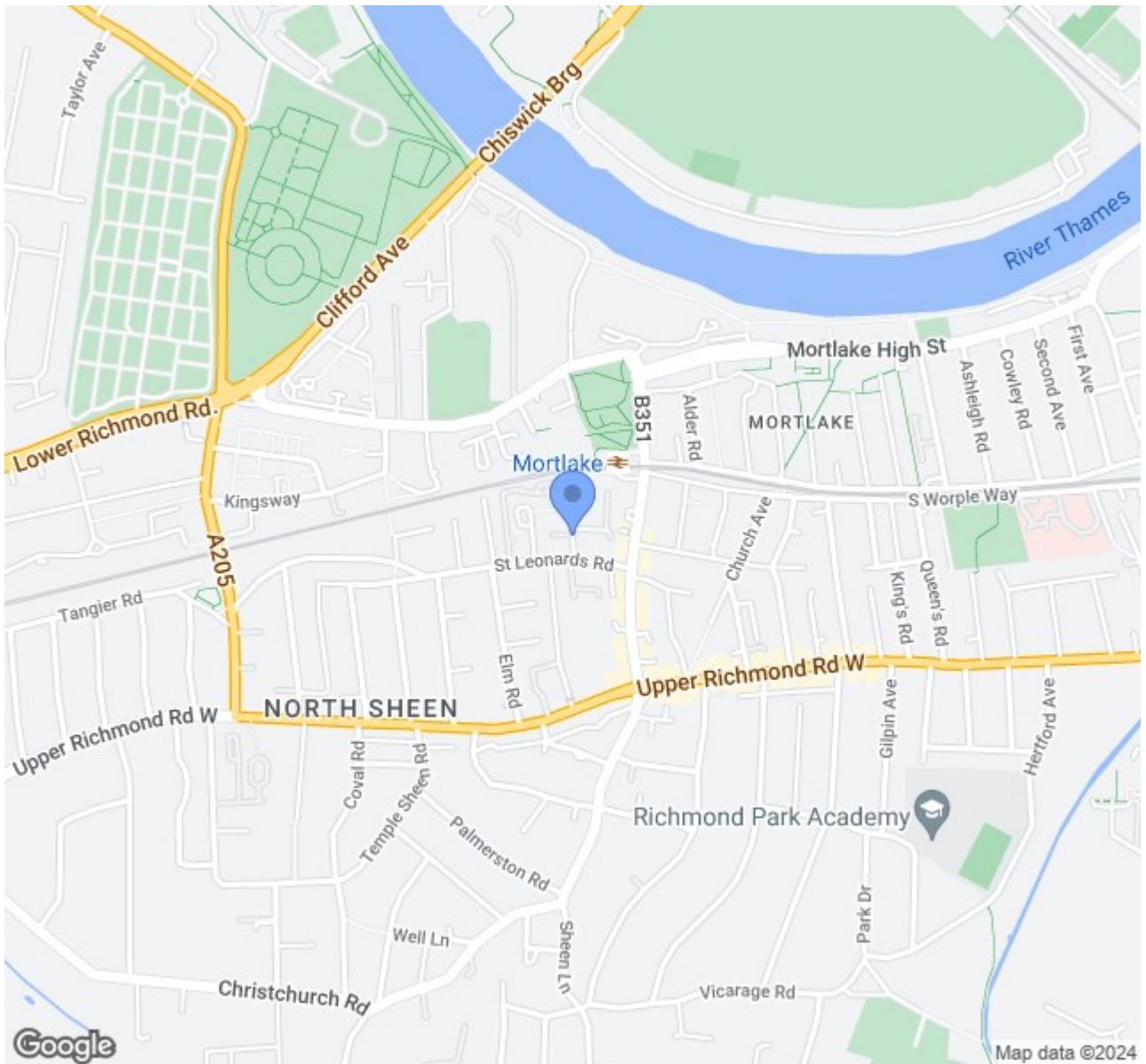
# St Leonards Court

Approximate Gross Internal Area  
60.2 sq m / 648 sq ft



**Ground Floor**  
648 sq ft / 60.2 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1113415)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	63	80

\*\*All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details, including services, are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them\*\*