



**JAMES  
ANDERSON**








## FOR SALE

**£1,335,000**

St. Leonards Road, London, SW14

A well presented semi-detached Edwardian family home with four bedrooms and a beautiful large garden. On the ground floor is a fantastic open kitchen and dining area leading to a large garden and two outdoor home offices. At the front of the house off the spacious entrance hall is a lovely light south facing sitting room with fireplace and a further cosy living room plus a downstairs utility cloakroom. On the first floor is a large main bedroom with wardrobes, a family bathroom and two further bedrooms. The loft has been extended and accommodates a large bedroom and ensuite shower room. This fantastic house has been in the same ownership for many years and is to be sold with no onward chain. St Leonards Road is a lovely residential tree lined road that is only 0.4 miles to Mortlake Station with its direct route to London Waterloo, enjoying the amenities of the high street close by and is near to outstanding local schools.

-  Four/Five Bedrooms
-  Two Bathrooms
-  Two Reception Rooms
-  Modern Kitchen / Dining Room
-  Freehold | EPC D | Council Tax G

-  Mortlake Station Nearby
-  Thomson House & Sheen Mount Primary
-  Pretty Residential Road
-  85ft Garden With Outbuildings
-  Semi-Detached & No Onward Chain



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

# St. Leonards Road

Approximate Gross Internal Area = 1495 sq ft / 138.9 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 61 sq ft / 5.7 sq m  
 Garden House = 430 sq ft / 40 sq m  
 Total = 1986 sq ft / 184.6 sq m



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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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	

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	

