



JAMES  
ANDERSON



## FOR SALE

**£40,000**

St. Leonards Road, London, SW14

Good-sized garage with easy vehicular access located in a private residential block close to Mortlake station. Dimensions are approximately 2.38m x 4.5m.

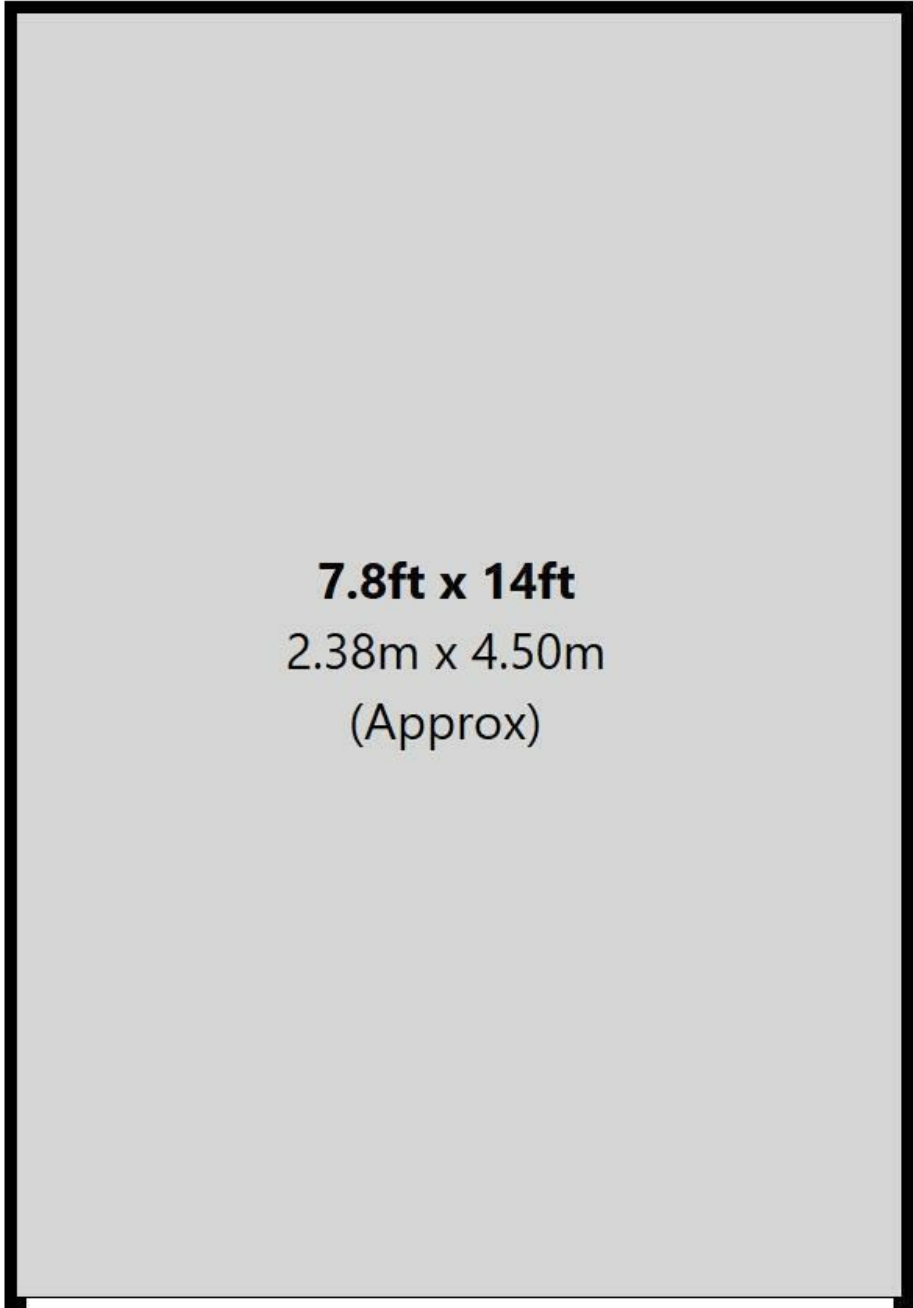
Sold with new lease of 125 years

Service Charge: £200 per year (approx)



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

020 8876 6611



**7.8ft x 14ft**  
2.38m x 4.50m  
(Approx)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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