



**JAMES
ANDERSON**



FOR SALE





£635,000

St. Leonards Road, London, SW14

A stunning second floor apartment situated in a sought-after development, ideally located close to local schools, shops and Mortlake train station. The property has been fully refurbished throughout and offers spacious accommodation including three good size bedrooms, a bay fronted reception room with a wonderful open outlook across the landscaped communal gardens, modern fitted kitchen and bathroom and double glazing throughout. Further benefits include solid wood flooring in the living areas, new carpets in the bedrooms, security entry phone, long lease, and useful rear access. The property will also be sold with no onward chain.

St Leonards Court is located at the junction of St Leonards Road and Palmers Road East Sheen and was built in the mid-1930s. This popular development benefits from attractive communal gardens and is remarkable for its surviving underground air raid shelter, built in anticipation of the Second World War and now Grade II listed. The development is superbly located within easy walking distance of the amenities of East Sheen and the train station at Mortlake.

-  Three Bedrooms
-  One Bathroom
-  17ft Reception Room
-  Modern Fully Integrated Kitchen
-  Leasehold | EPC D | Council Tax D

-  Moments From Mortlake Station
-  Thomson House Primary School
-  Private Residential Development
-  Recently Refurbished Throughout
-  No Onward Chain & Long Lease

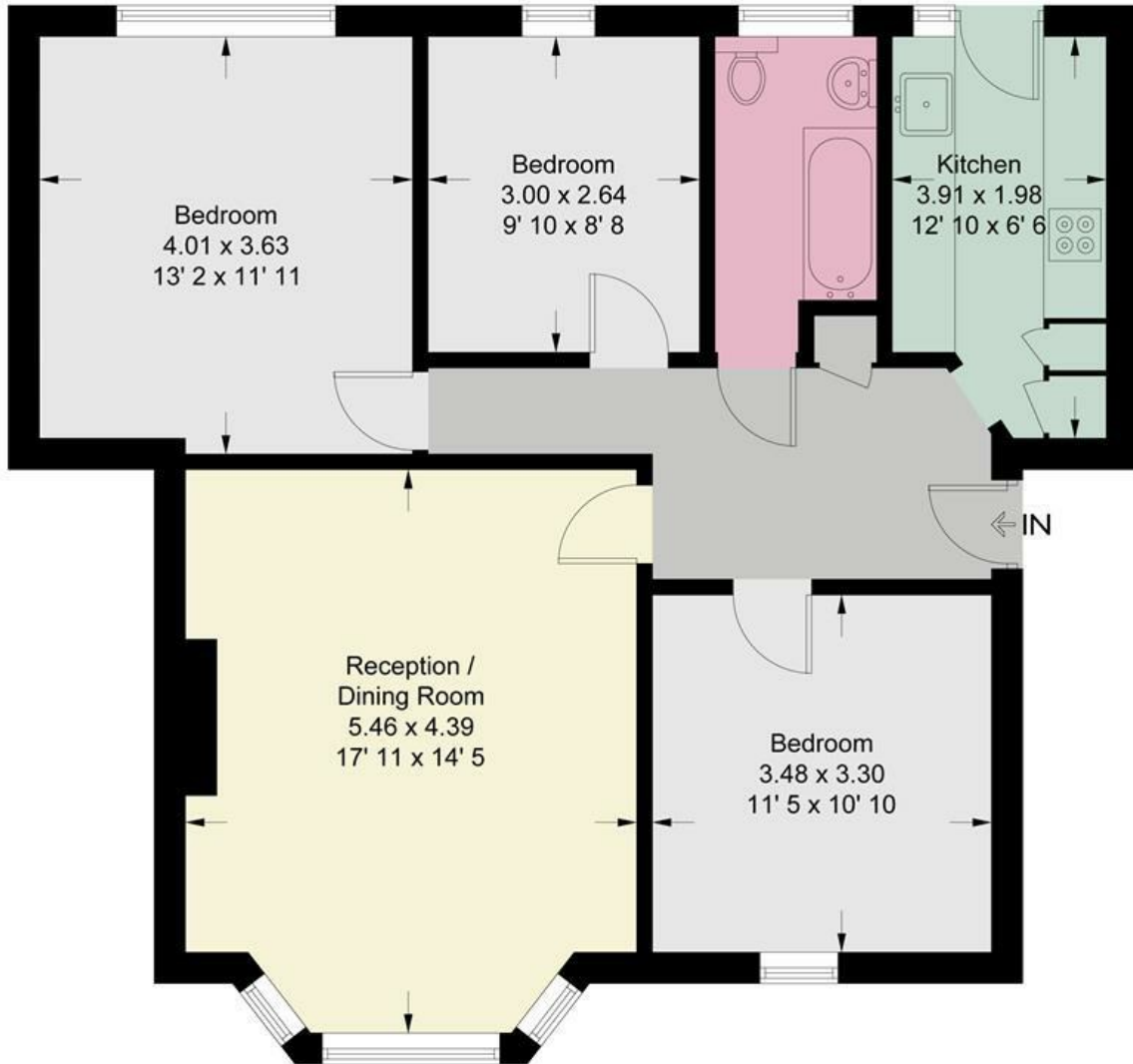


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

St. Leonard's Court

Approximate Gross Internal Area = 885 sq ft / 82.2 sq m



Second Floor

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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