



JAMES  
ANDERSON



## FOR SALE

**£1,650,000**

Leinster Avenue, London, SW14

A well presented spacious halls adjoining Edwardian semi-detached property situated within a cul-de-sac on a popular residential road. The property is conveniently located for the extensive shopping and leisure amenities of East Sheen including Waitrose and a number of gastro pubs, restaurants and coffee shops together with bus routes giving access to Richmond, Putney, Barnes and Hammersmith. Mortlake mainline station which provides regular services to London Waterloo is approximately 0.4 miles away whilst the extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London is approximately 0.7 miles away. There are many excellent schools in the area including Thomson House, Tower House, Ibstock Place, The German and Swedish Schools and Colet Court. The area also boasts numerous leisure and sporting facilities including The Roehampton Club, The Bank of England Sports Ground and a host of golf courses. The property further offers the potential (s.t.p) to extend across the rear of the ground floor and to convert the eaves storage space to create a spectacular family home.



Five Bedrooms



Two Bathrooms



Two Reception Rooms



Spacious Kitchen / Dining Room



Freehold | EPC Rating D | Council Tax Band G



0.4 Miles To Mortlake Train Station (8 minute walk)



Thomson House Primary School Nearby [OUTSTANDING]



Cul-De-Sac Location



In Excess of 2,300 SQft



Potential To Further Extend (STPP)



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

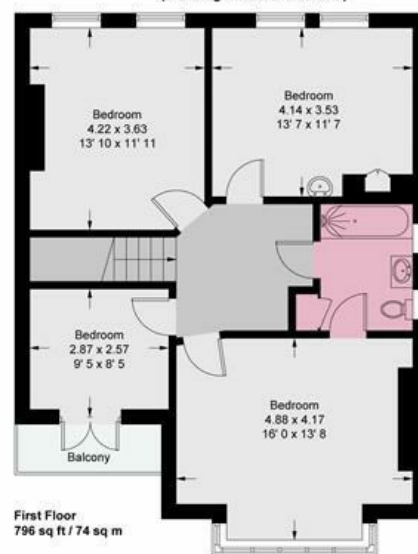
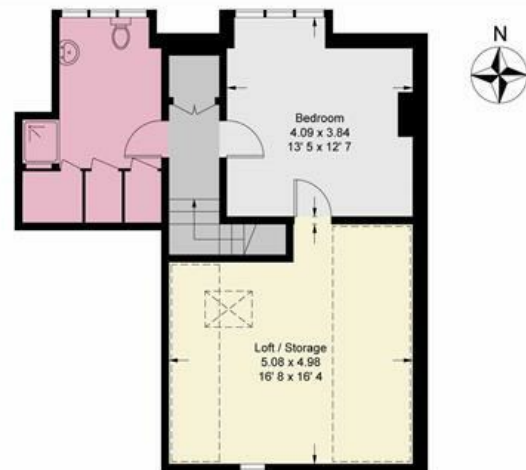
020 8876 6611

# Leinster Avenue

Approximate Gross Internal Area = 2313 sq ft / 215 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 139 sq ft / 12.9 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	80
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

