



JAMES
ANDERSON

St. Leonards Road
London SW14
£550,000



St. Leonards Road London SW14

A beautifully presented period end-of-terrace ground floor flat, ideally located in the heart of East Sheen. Offering over 660 sq ft of well-arranged accommodation, this delightful home features a spacious double bedroom with a bay window and built-in wardrobes, a generous reception room, a separate kitchen, and a modern bathroom. The property boasts a private south-facing rear garden that is perfect for relaxing or entertaining and also benefits from a secure bike store at the front. Additional features include an entrance hall with under-stairs storage and the charm of period detailing throughout.

St Leonard's Road is superbly positioned to enjoy East Sheen's vibrant lifestyle, with easy access to Waitrose, independent boutiques, restaurants, coffee shops, and popular gastro pubs. Excellent transport links are close at hand, including Mortlake Station which is just 0.2 miles away and several bus routes serving the surrounding areas.

*In Accordance with section 21 of the Estate Agency Act 1979 we are obligated to declare one of the beneficiaries of this property is an employee of James Anderson

Tenure: Leasehold

Ground rent: £200 per year

Service charge: £923 per year















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Approximate Gross Internal Area = 664 sq ft / 61.7 sq m

(Including Reduced Headroom / Bike Store)

Reduced Headroom = 14 sq ft / 1.3 sq m

Bike Store = 19 sq ft / 1.8 sq m



JAMES
ANDERSON



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■ Reduced headroom below 1.5m / 5'0



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