



JAMES
ANDERSON

Leinster Avenue
London SW14





JAMES
ANDERSON

Leinster Avenue London SW14

A characterful semi-detached period property in the heart of East Sheen, currently arranged as two self-contained flats but offering exciting potential to reconfigure into a substantial family home and further extend (STPP).

The property retains many beautiful original features including a decorative stone hallway floor, feature fireplaces, detailed cornicing, original sash windows and high ceilings throughout. The ground floor flat comprises a generous entrance hall, two spacious reception rooms, a further study/reception, a sizeable kitchen and a bathroom. The first-floor flat offers four double bedrooms, a family bathroom, kitchenette and excellent storage.

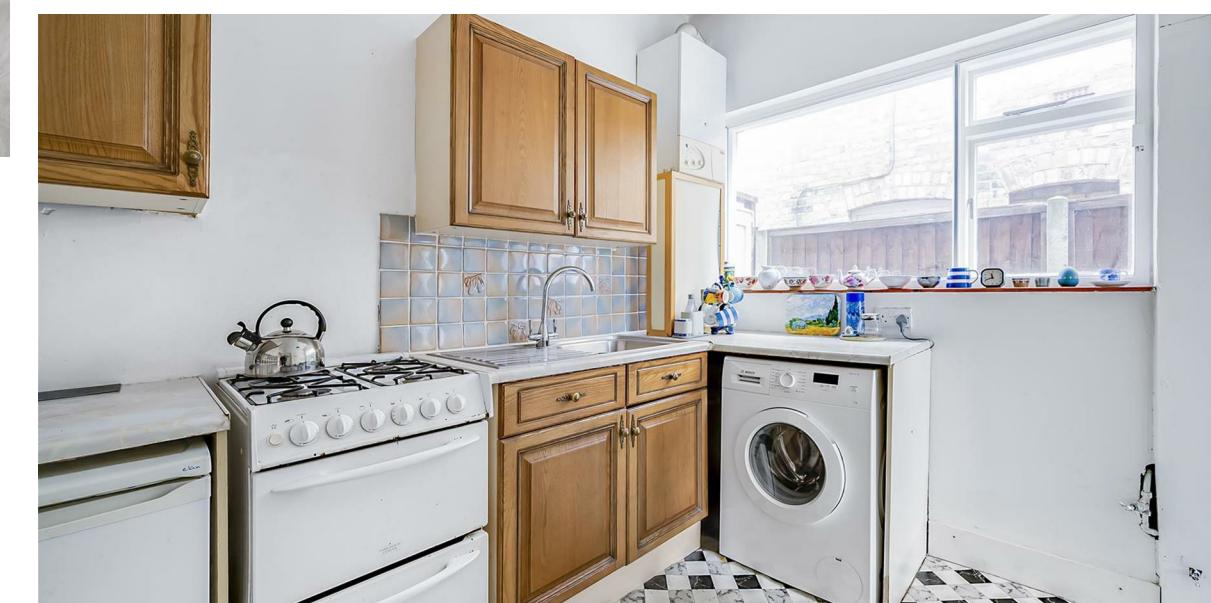
Leinster Avenue is ideally positioned just moments from East Sheen's bustling high street with its independent shops, cafés and restaurants, plus a Waitrose on the doorstep. Mortlake Station is only a

- 🛏 Four Bedrooms
- 🛁 Two Bathrooms
- 🛋 Two Reception Rooms
- 厨 Separate Kitchen
- 🏠 Freehold | EPC Rating's D | Council Tax Bands D
- 🚂 Excellent Local Primary Schools Nearby
- 🎓 0.4 Miles To Mortlake Station (ZONE 3)
- 📍 Central East Sheen Location
- **Currently Arranged As Two Flats**
- Potential To Extend & Convert To A House















Leinster Avenue

Approximate Gross Internal Area = 1529 sq ft / 142 sq m
(Including Reduced Headroom / Shed)
Reduced Headroom = 15 sq ft / 1.4 sq m
Shed = 45 sq ft / 4.2 sq m



[dashed box] = Reduced headroom below 1.5m / 5'0



Ground Floor
717 sq ft / 66.6 sq m
(Including Reduced Headroom)



First Floor
744 sq ft / 69.1 sq m

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.





363 Upper Richmond Road West
East Sheen
SW14 7NX

020 8876 6611
sales@jasheen.co.uk
www.jamesanderson.co.uk

| 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

