



JAMES  
ANDERSON



## FOR SALE

**£500,000**

St. Leonards Road, London, SW14

An excellent opportunity to acquire a two bedroom first floor apartment in need of some updating. The property is offered for sale with no onward chain and has accommodation arranged to provide two good sized bedrooms, a separate kitchen with appliances, family bathroom and a great sized living room. These flats are sought after as ideal first time or investment properties. St Leonards Court is situated on St Leonards Road which is off Sheen Lane providing excellent access to all local amenities. Viewing is highly recommended



Two Bedrooms



One Bathroom



Bay Fronted Reception Room



Fully Equipped Kitchen



EPC Rating C



Mortlake Station



Thomson House Primary School



Central East Sheen Location



No Onward Chain



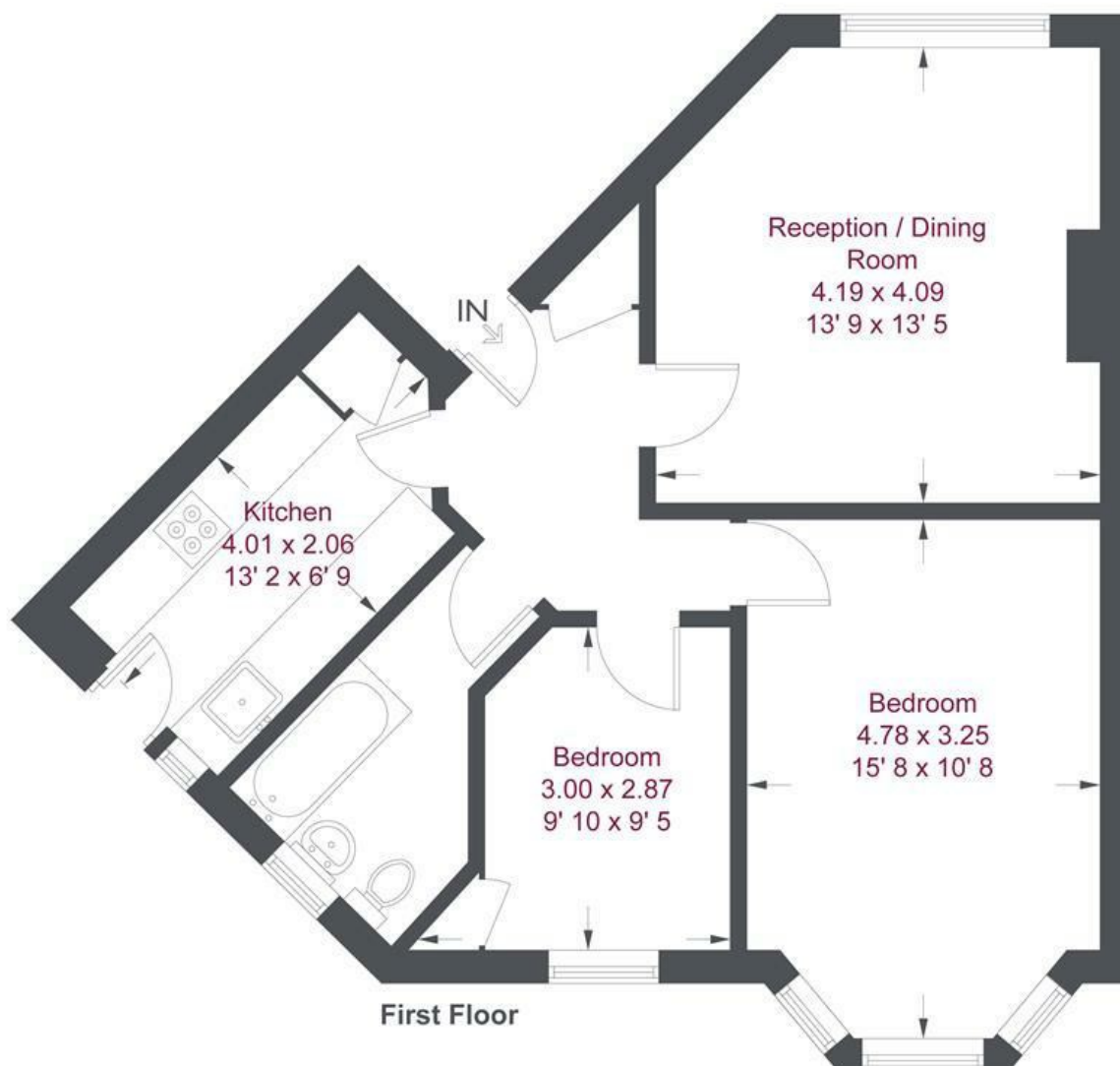
First Floor Apartment



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

**020 8876 6611**






## St. Leonards Court

Approximate Gross Internal Area = 632 sq ft / 58.7 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact

All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	71	81
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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