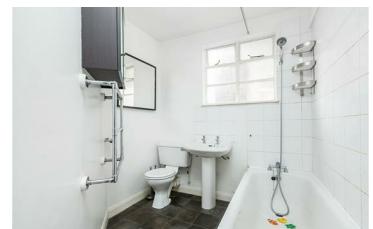




JAMES  
ANDERSON



## 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

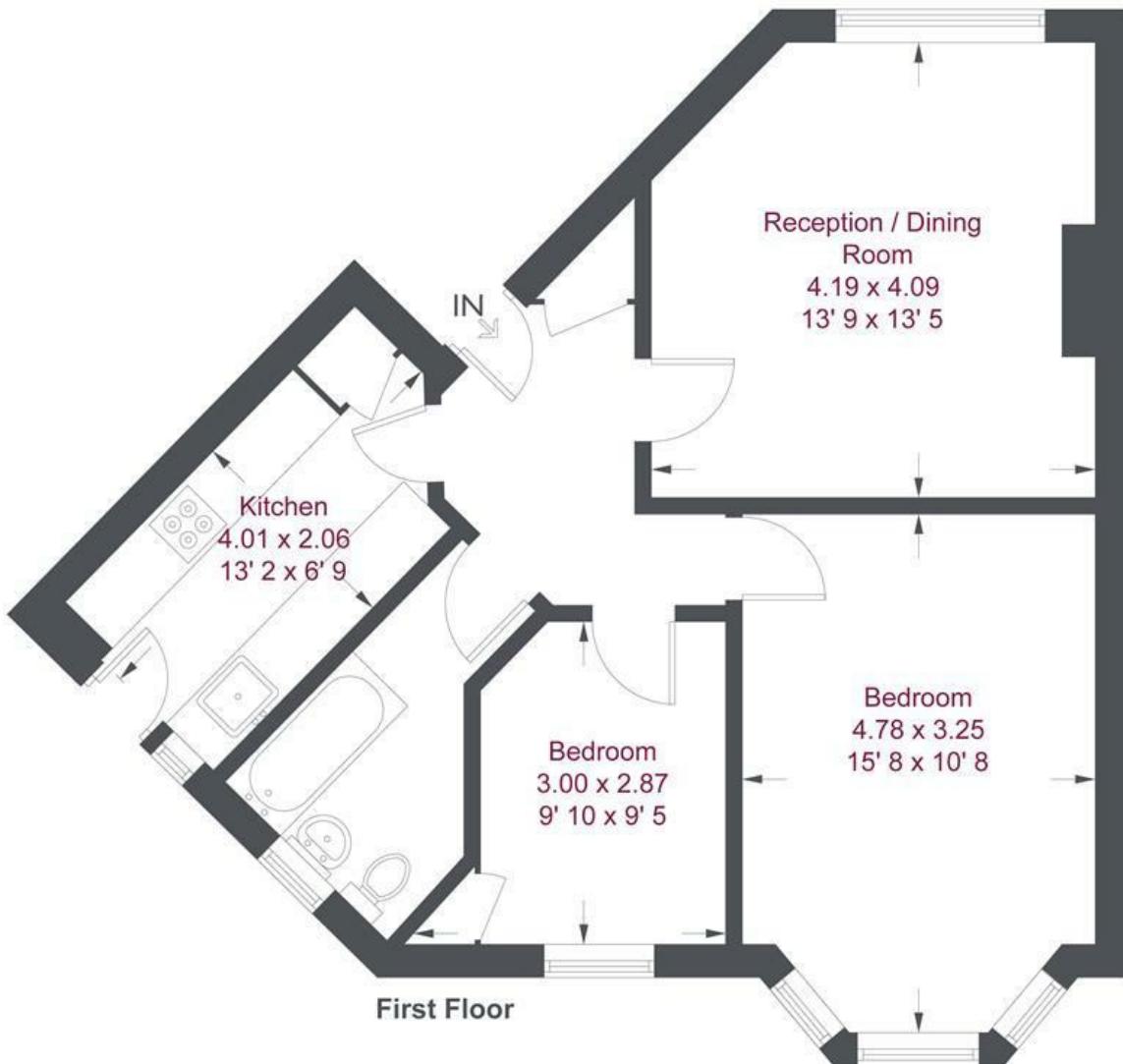
No Onward Chain

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) 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		
<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) 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

