



# St. Leonards Court

St. Leonards Road, SW14

Asking Price £380,000

Located on the first floor within this popular art deco development, the apartment presents an exciting opportunity for a full refurbishment project.

There are two double bedrooms, a separate kitchen, bathroom and large reception room. There are well maintained communal gardens.

St. Leonards Court is only a three minute walk to Mortlake Station with regular trains into London Waterloo, whilst also being a five minute walk to the many restaurants, supermarkets and coffee shops in East Sheen. Riverside walks and Pubs can be found only 10 minutes walk away. For families the Outstanding Ofsted rated Thomson House School is only a three minute walk.

Offered for sale with a long lease and no onward chain.

**CHESTERTONS**





# St. Leonards Court

St. Leonards Road, SW14

- Refurbishment Project
- Two Bedrooms
- Long Lease
- No Chain
- Popular Development



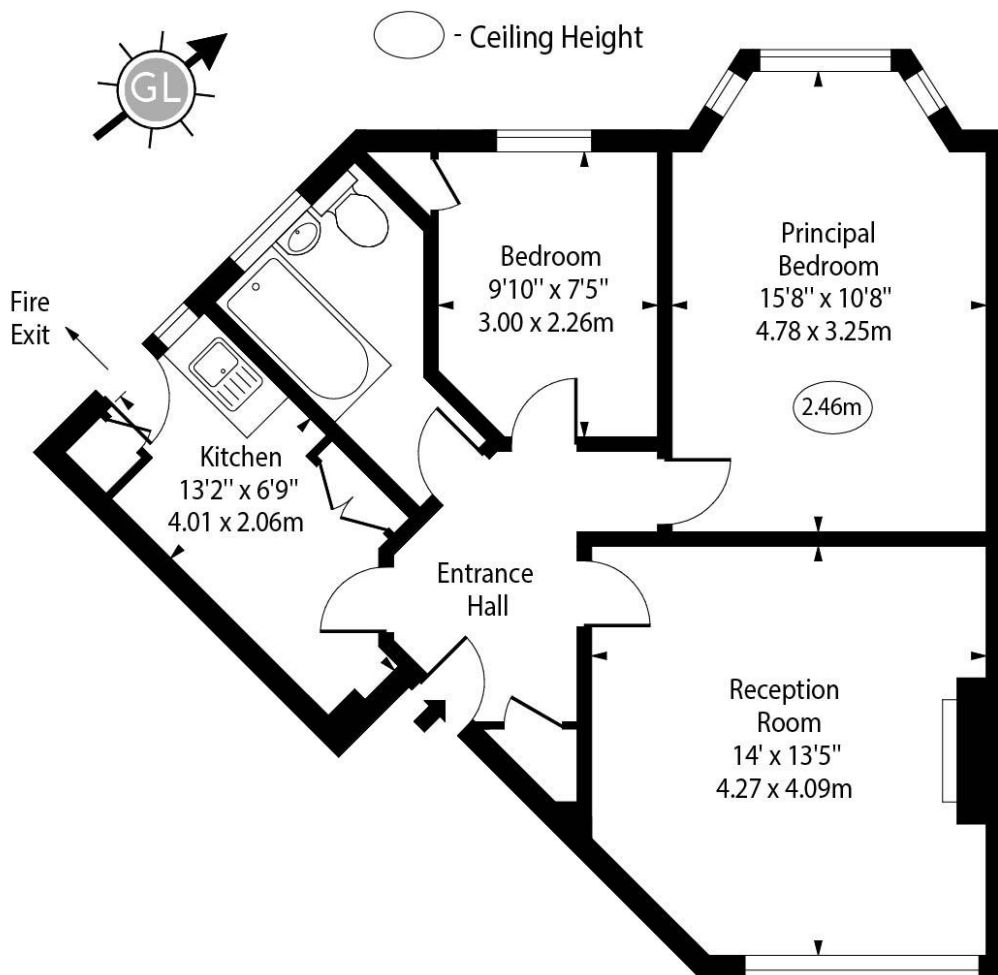
**Tenure:** Leasehold 996 years  
**Service Charge:** TBC  
**Ground Rent:** TBC  
**Local Authority:** London Borough Of Richmond Upon Thames  
**Council Tax Band:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

### *Chestertons East Sheen Sales*

254A Upper Richmond Road West  
East Sheen  
London  
SW14 8AG  
sheen@chestertons.co.uk  
020 8104 0580  
chestertons.co.uk

## St. Leonards Court, SW14



First Floor

Approx Gross Internal Area      640 Sq Ft - 59.46 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 030560E

