



JAMES  
ANDERSON



## FOR SALE

£395,000

### Little St. Leonards, London, SW14

A bright second floor three-bedroom purpose built flat, offering spacious accommodation and an excellent location. The property will require some minor updating and provides three double bedrooms, a triple aspect reception room with access to a private south facing balcony, a well equipped kitchen with a breakfast bar and a tiled bathroom with a separate WC. The property will be sold with a new extended lease (subject to sale price) and has the use of useful storage unit on the ground floor ideal for prams or bicycles. Huntingdon Court is literally a stones' throw from Mortlake Station and is ideally located for the extensive shopping and leisure amenities in the area including Waitrose, several gastro pubs, restaurants, and coffee shops together with bus routes giving access to Richmond, Putney, Barnes and Hammersmith. Richmond Park is of course close by and there are excellent schools in the immediate vicinity.

Lease Remaining: ASK AGENT

Service Charge: ASK AGENT

Ground Rent: £50 per year



Three Bedrooms



One Bathroom



Dual Aspect Reception Room



Kitchen With Breakfast Bar



Leasehold | EPC C | Council Tax D



Mortlake Station (ZONE 3)



Thomson House Primary School



Small Residential Block



South Facing Balcony



No Onward Chain



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

020 8876 6611



# Huntingdon Court

Approximate Gross Internal Area = 746 sq ft / 69.3 sq m

Storage = 18 sq ft / 1.7 sq m

Total = 764 sq ft / 71 sq m



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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.



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

