



**ST LEONARDS COURT, ST LEONARDS ROAD, SW14**  
£1300 per month\*

**Carter Jonas**

# ST LEONARDS COURT, ST LEONARDS ROAD,

A lovely light and spacious studio flat on the third floor of block off St Leonards Road with lots of built in storage. Around the corner from Mortlake Station for trains into Waterloo.

Entrance to studio leads into a fitted kitchen with washer dryer, electric oven, hob, extractor, and fridge freezer. Spacious living space with vertical bed and built-in wardrobes either side, further low level built-in cupboards provide additional storage. Bathroom with electric shower over bath. New flooring has been fitted throughout. INCLUDES heating and hot water.

Parking is on a first come first serve basis.

Available unfurnished beginning of January 2025.

Council Tax - Band B

One week deposit - £275.76

Five weeks security deposit - £1500.00

- Parking
- Newly refurbished
- Long Let
- EPC = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(49-54) <b>E</b>	48	57
(39-48) <b>F</b>		
(21-38) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Barnes Lettings 020 8878 1115**

barnes@carterjonas.co.uk

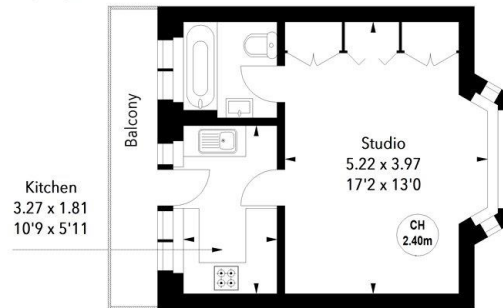
70 White Hart Lane, Barnes, SW13 0PZ



Key :  
CH - Ceiling Height

St Leonard's Court, SW14

Approximate Area = 29.17 sq m / 314 sq ft



Third Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



## IMPORTANT INFORMATION

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\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.