



St. Leonards Road, East Sheen SW14

Guide Price **£2,250,000**

**RIGBY &
MERCHANT**



38 St. Leonards Road

East Sheen SW14

There's something incredibly special about houses like this. They very rarely come up in East Sheen, and when they do, they tend to stay in families for a very long time. From the moment you walk through the front door, you feel the volume and scale of the house. The ceiling heights, the proportions of the rooms, and the natural light give it a sense of grandeur, yet it still feels warm, elegant, and incredibly livable.

Set over four floors, the house has a wonderful sense of history and character. The raised ground floor is laid out as a double reception space: the front room, with its large bay window and high ceilings, feels calm, while the rear reception overlooks the garden and works brilliantly as a family room, dining room, or study.

The lower ground floor is the heart of the home, centred around the Aga in the kitchen and dining area, drawing everyone together. It opens directly onto the garden and is perfect for daily life and entertaining. There's also a separate utility, extra reception space, and vault storage.

Upstairs, the first floor has two generous double bedrooms and a well-appointed family bathroom. The top floor offers three more bedrooms and another bathroom, perfect for growing families or flexible use.

Now, if you felt like you wanted even more space, there's a large loft storage area that could be transformed into additional rooms, subject to planning. And if you wanted to open up the lower ground floor, you have the potential to extend out into the garden as well—again, subject to planning.

What makes this property even more unique is its setting. Moments from Mortlake station, near Richmond Park—houses like this are rare. East Sheen is a place people move to and never want to leave. You've got excellent schools—Sheen Mount School, Thomson House, Tower House—and prominent secondaries like St. Paul's, The Harroddian, and Ibstock—plus a good selection of state secondaries. Independent cafés, restaurants, pubs, and green spaces are all right on your doorstep, with great links into Central London and Heathrow.



St. Leonards Road SW14

There's something incredibly special about houses like this. They very rarely come up in East Sheen, and when they do, they tend to stay in families for a very long time.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

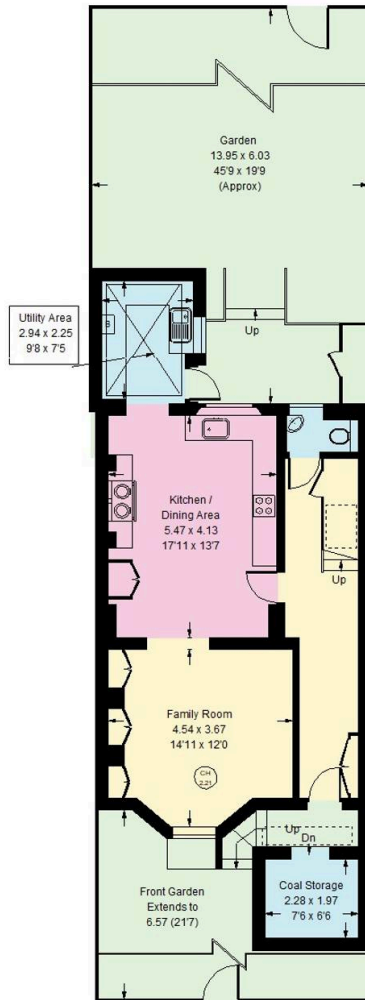
EPC Environmental Impact Rating: D

- Grand Proportions
- Rare Opportunity
- Extend STPP
- Period Features
- Richmond Park
- Exceptional Schools

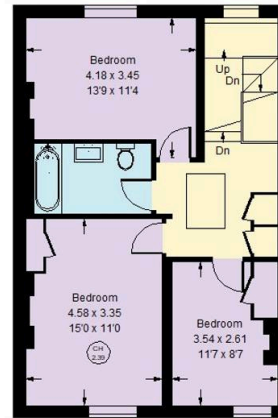


St. Leonards Road, SW14

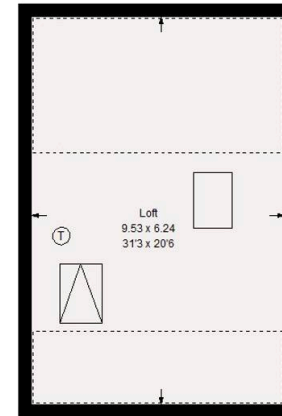
Approx Gross Internal Area = 241.6 sq m / 2601 sq ft
 Loft = 59.7 sq m / 643 sq ft
 Coal Storage = 4.8 sq m / 52 sq ft
 Total = 306.1 sq m / 3296 sq ft



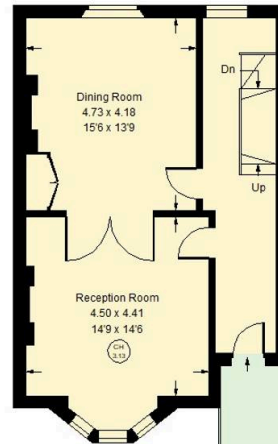
Lower Ground Floor



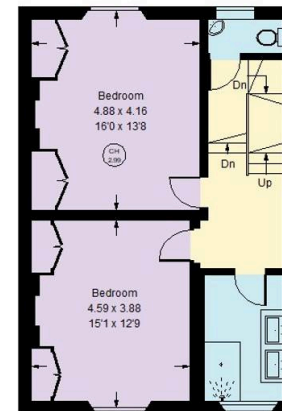
Second Floor



Loft



Raised Ground Floor



First Floor

--- = Reduced headroom below 1.5 m / 5'0"

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.



Rigby & Marchant

020 3005 3235

sales@rigbyandmarchant.co.uk

www.rigbyandmarchant.co.uk

R&M