

## Leeward Gardens, Wimbledon SW19 7QR



### Guide Price £2,200,000 Freehold

This beautifully presented and lovingly well maintained five bedroom house benefits from a generous lawn and well stocked gardens to three sides, a raised terrace area, off street parking and a garage. The property is situated in a secluded spot in one of the most desirable developments in Wimbledon, a stone's throw from Wimbledon Village and the town centre with its many amenities. Set over two floors and offering some 2,300 sq. ft. of lateral accommodation which includes five bedrooms, three bath/shower rooms (two en-suite), three reception rooms, kitchen, utility room and guest cloakroom. The accommodation is extremely flexible with one of the bedrooms with en-suite capable of being almost self-contained. The property has significant scope for further extension to the side and plans exist to convert part of the existing footprint of the house into a brand-new house, which, with further extension, could be approaching 1700 sq. ft. (Plans are available). The new house would be ideal to let out, use for extended family or sell on. Council Tax band G.

- Prime residential cul-de-sac
- Five bedrooms
- Three bath/shower rooms + cloakroom
- Spacious principal reception room
- Dining room & breakfast room
- Well fitted kitchen & utility room
- Garden to three sides with patio terraces
- Integral garage & off-street parking
- Large loft space
- Potential to develop and extend (stpp)

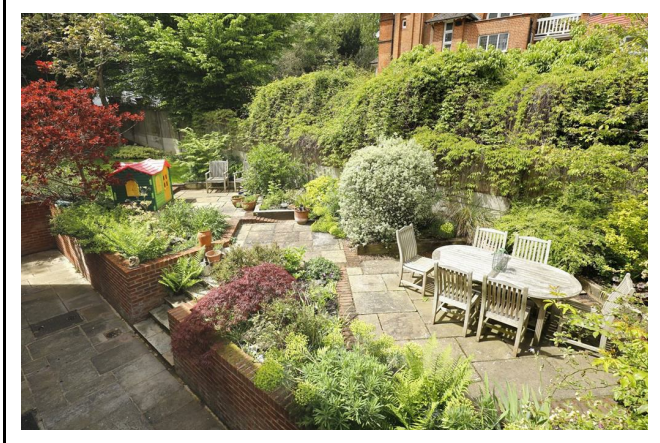
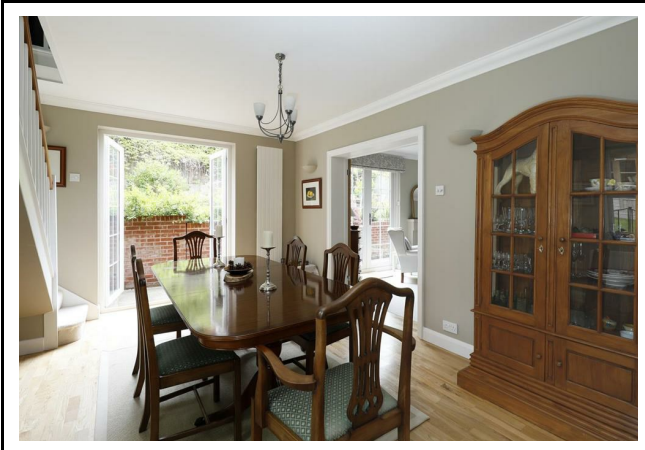
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

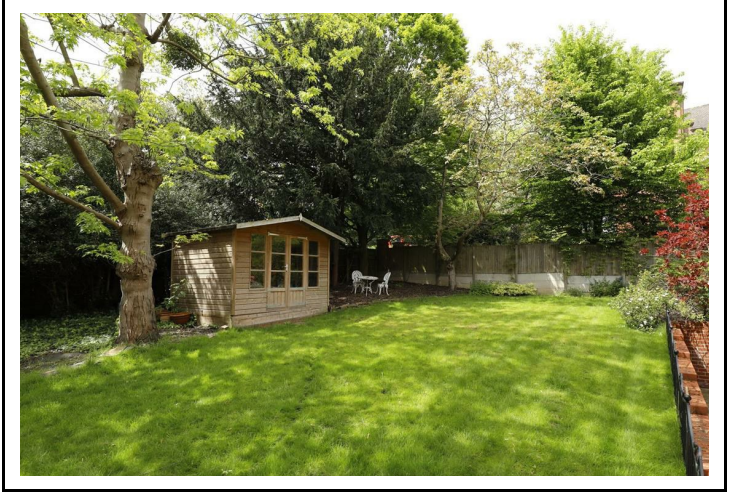


**Location:**

Leeward Gardens is conveniently placed for both Wimbledon Village with its fashionable boutiques, restaurants and the open spaces of the Common and Wimbledon Town centre with its Mainline/District line station, shops, bars restaurants and entertainment facilities. The A3 provides access to the M25 and other major road networks. This property is also well located for Wimbledon's highly regarded schools.





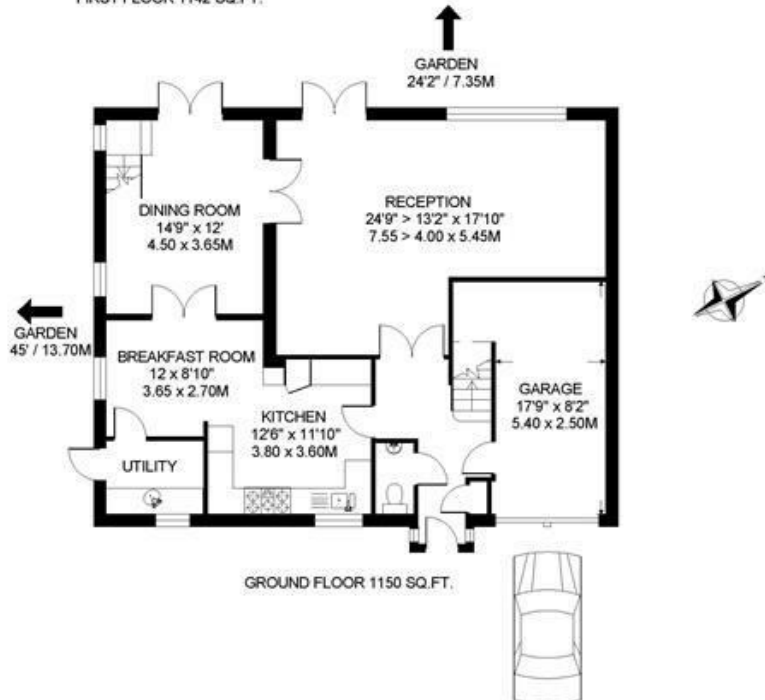


**26 LEEWARD GARDENS  
WIMBLEDON  
LONDON SW19**

APPROXIMATE INTERNAL FLOOR AREA  
2292 SQ.FT. / 212.9 SQ.M.  
PLUS LOFT STORAGE 753 SQ.FT. / 70.0 SQ.M.  
**TOTAL AREA SHOWN ON PLAN  
3045 SQ.FT. / 282.9 SQ.M.**



FIRST FLOOR 1142 SQ.FT.



GROUND FLOOR 1150 SQ.FT.

FLOORPLAN PRODUCED FOR "ANDREW SCOTT ROBERTSON" BY FLOORPLANNERS 0780 122 8850  
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

**EPC Rating C  
Council Tax: G**

Note: andrew scott robertson for itself and for the vendors or lessors of this property whose agents they give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property.

We are here to help you find your next home. Prior to viewing we recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey. If you would like to view the property or require further information please call: 020 8971 6780

