

Leopold Avenue, Wimbledon SW19 7ET



Guide Price £1,595,000 Freehold

A beautifully presented and lovingly well maintained family home situated in a prime residential road, a stones throw from Bishop Gilpin Primary School, close to local shops and equidistant to Wimbledon Village and the town centre. The property offers 1800 sq.ft. of bright and spacious accommodation including three separate reception areas, kitchen/breakfast room and a guest cloak room on the ground floor and four bedrooms and two bathrooms (one en-suite) on the first and second floors. There is ample storage throughout the house and a handy first floor utility cupboard. Outside there is an easy to maintain garden that is not overlooked and gets the afternoon sun and to the front of the house is a garden and off street parking. Council tax band F.

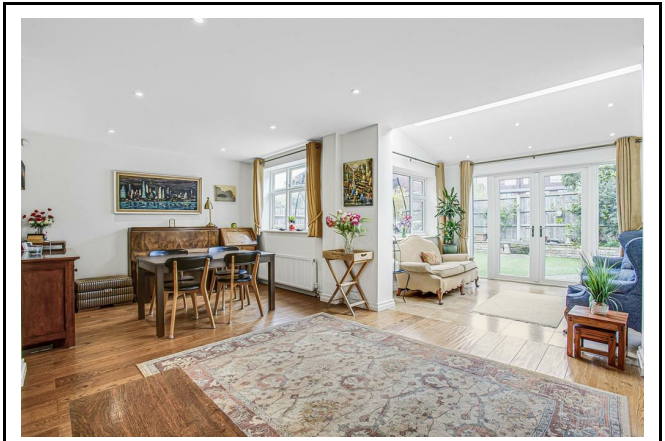
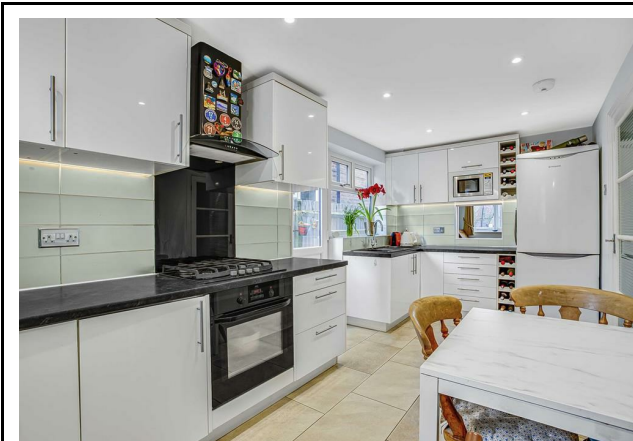
- Stunning four bedroom house
- Three reception rooms
- Kitchen/breakfast room
- Two luxury bathrooms
- Sunny garden
- Cloakroom
- Ample storage
- Off-street parking
- Bishop Gilpin catchment area
- Highly sought after location

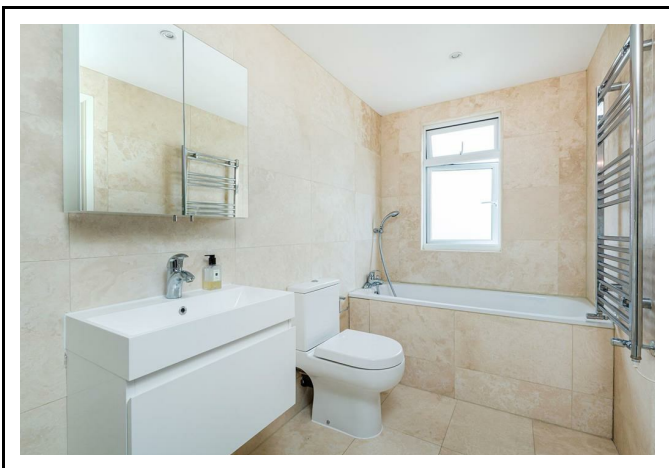
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

Location:

The property is conveniently located equidistant to Wimbledon Village, the Town centre (mainline station and District Line station) and Wimbledon Park tube station. There are good local shops nearby as well as a large Waitrose located in Alexandra Road. The area is well served by good local schools including Bishop Gilpin Primary School.



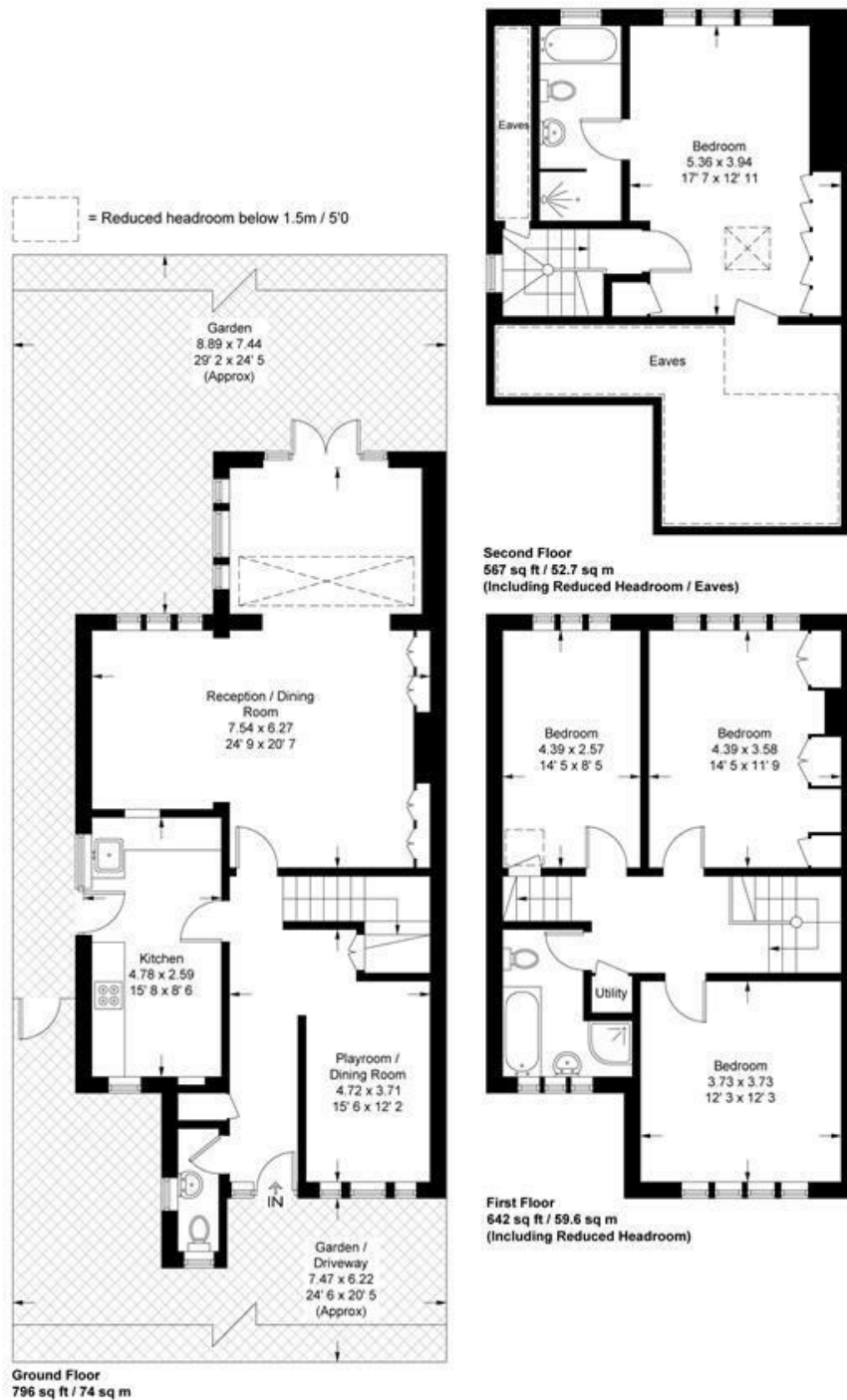


Leopold Avenue

Approximate Gross Internal Area = 1837 sq ft / 170.7 sq m
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 168 sq ft / 15.6 sq m

Total = 2005 sq ft / 186.3 sq m



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.

EPC Rating C
Council Tax: F

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