

Leopold Road, Wimbledon SW19 7BD



Guide Price £425,000 Leasehold

A charming two-bedroom top-floor conversion apartment set within an impressive landmark building, showcasing a wealth of historic exterior features. Offering excellent potential for further enhancement and interior design, this unique property presents an opportunity to create a home of exceptional character and style. Ideally situated within close proximity to Wimbledon's extensive travel links and shopping amenities. No onward chain. Council tax band C (Merton).

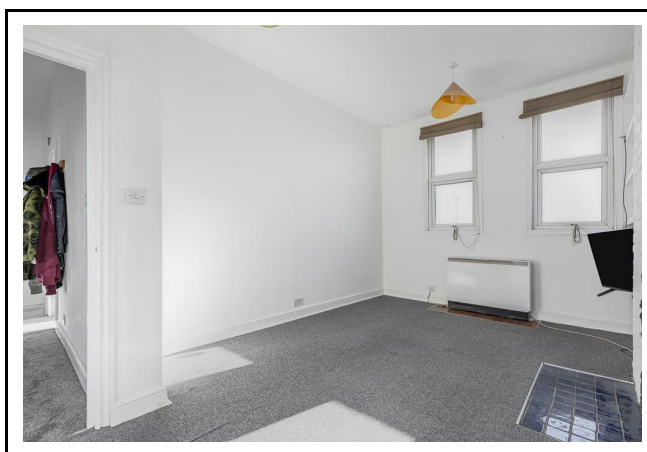
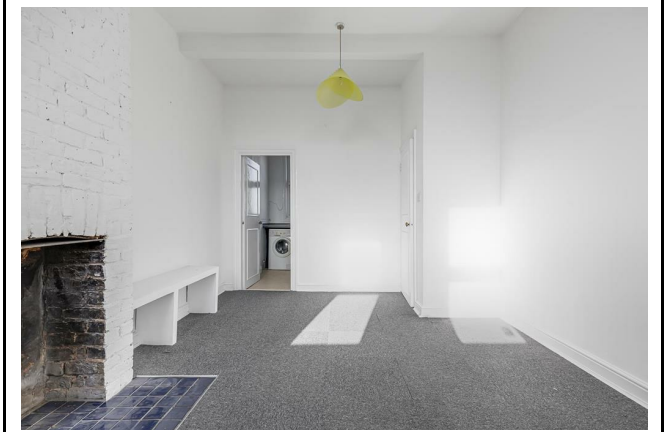
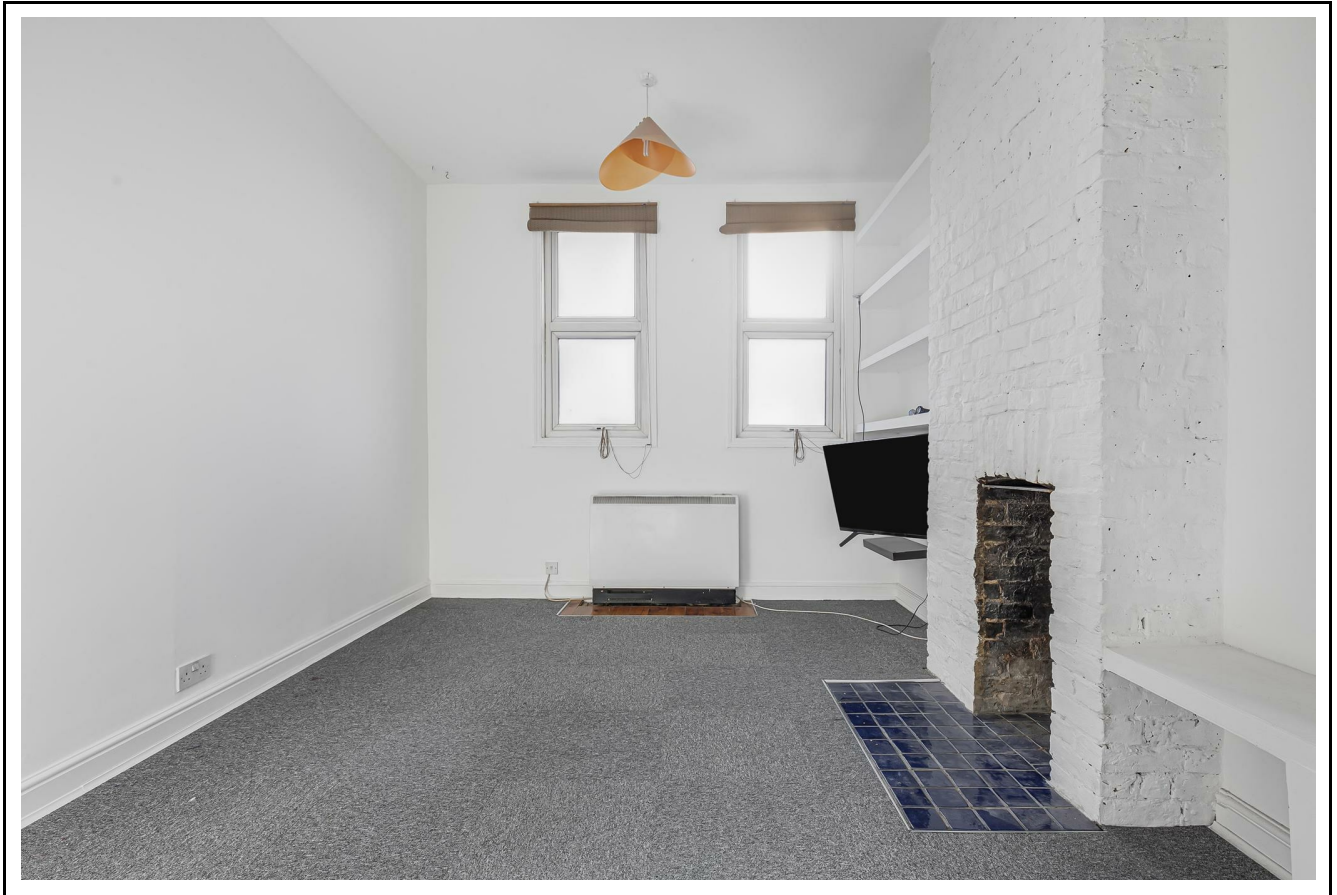
- Two bedroom conversion flat
- Impressive landmark building
- Reception room
- Kitchen
- Bathroom + Guest WC
- Requiring modernisation
- Close to transport links
- Lease 146 years
- Service charge £1,960.80 per annum
- No onward chain

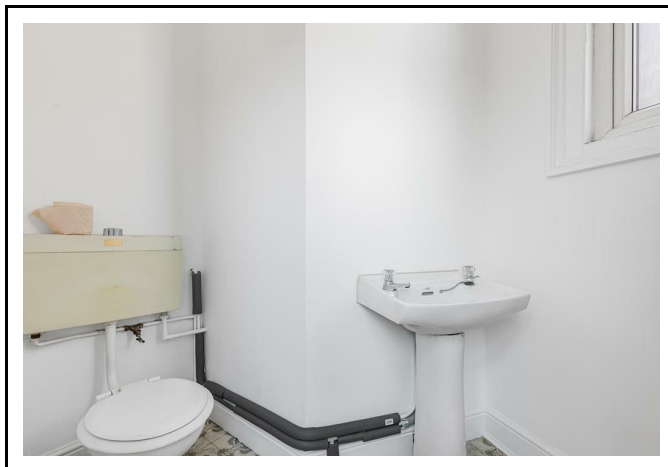
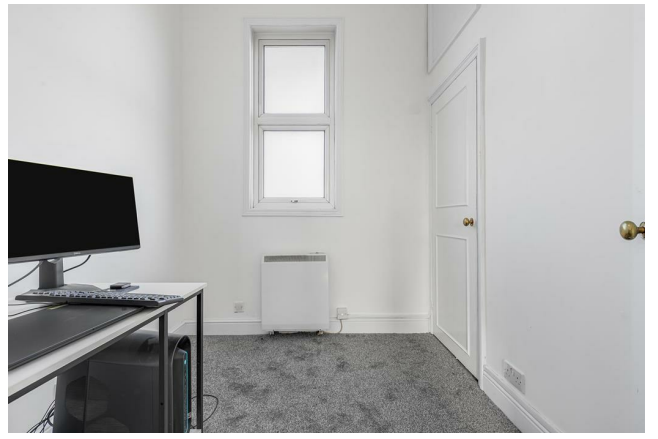
020 8971 6780

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.



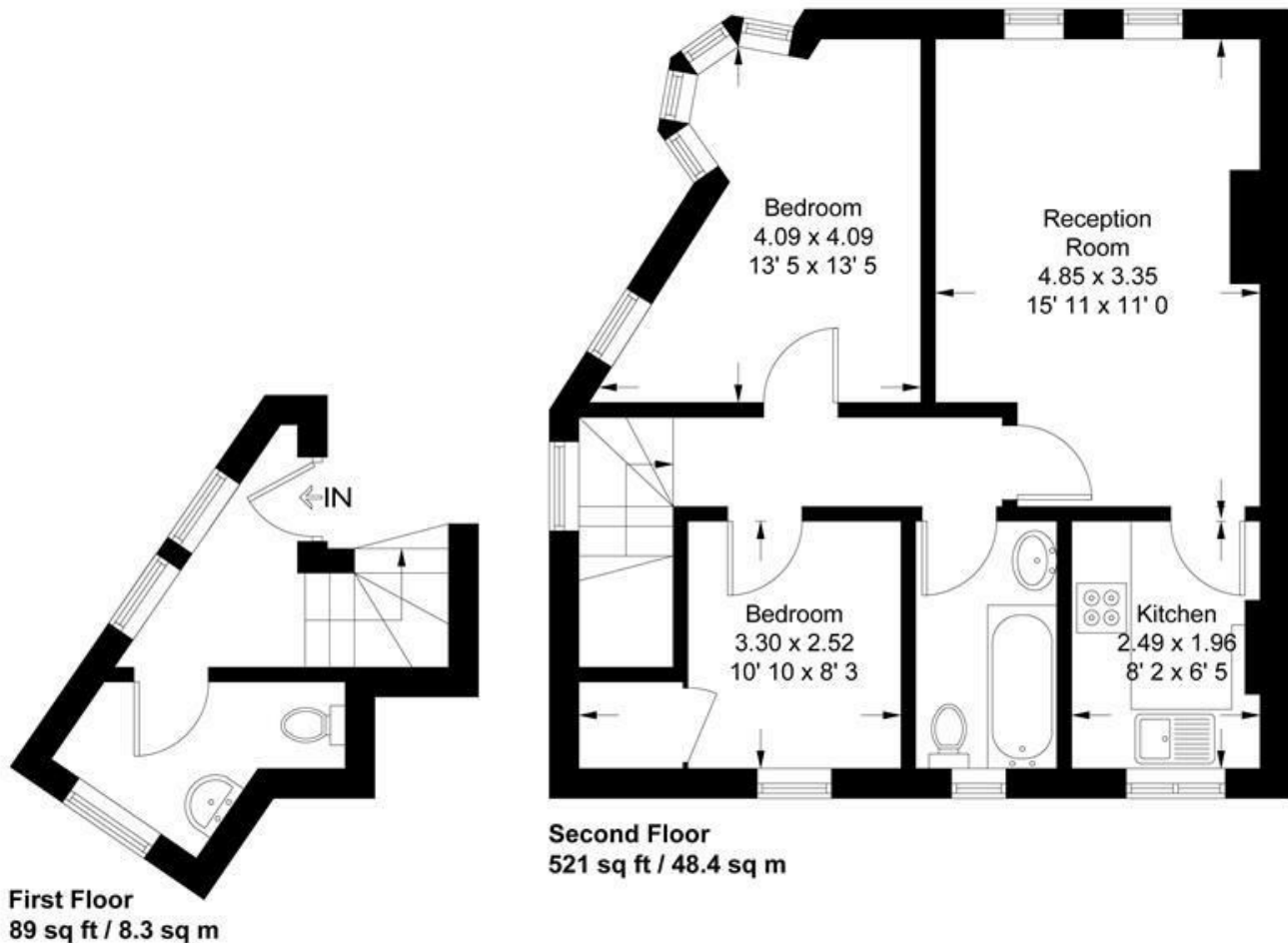


Leopold Road

Approximate Gross Internal Area = 610 sq ft / 56.7 sq m



andrew scott
robertson
chartered surveyors • estate agents



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 D

Council Tax: C

Lease: 146 years

Ground rent: Peppercorn

Service charge: £1,960.80 p.a.

Viewing Strictly By Appointment Through Sole Selling Agents Andrew Scott Robertson

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

