

## Leopold Road, Wimbledon SW19 7BD



### Guide Price £415,000 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).

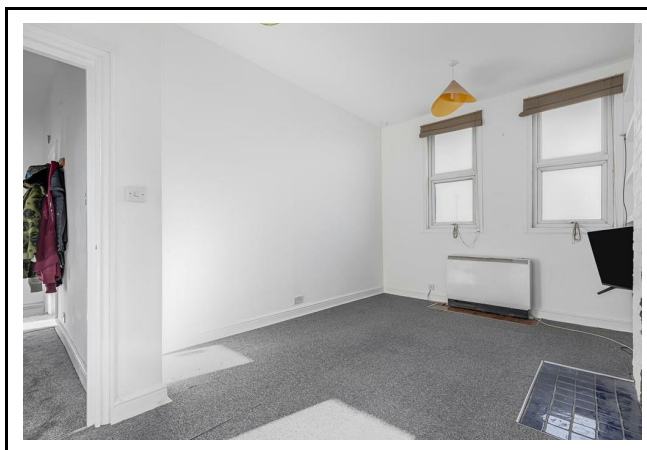
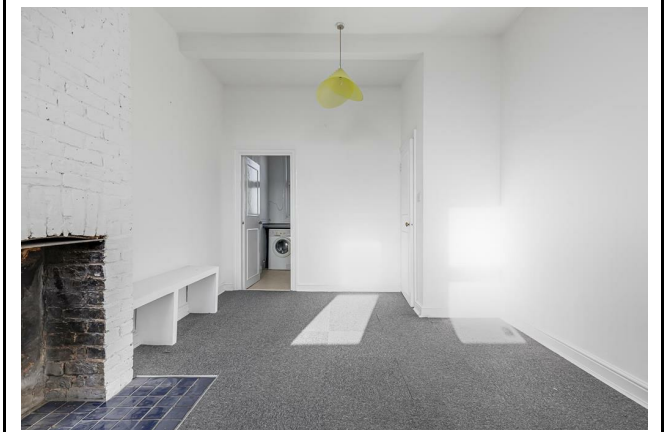
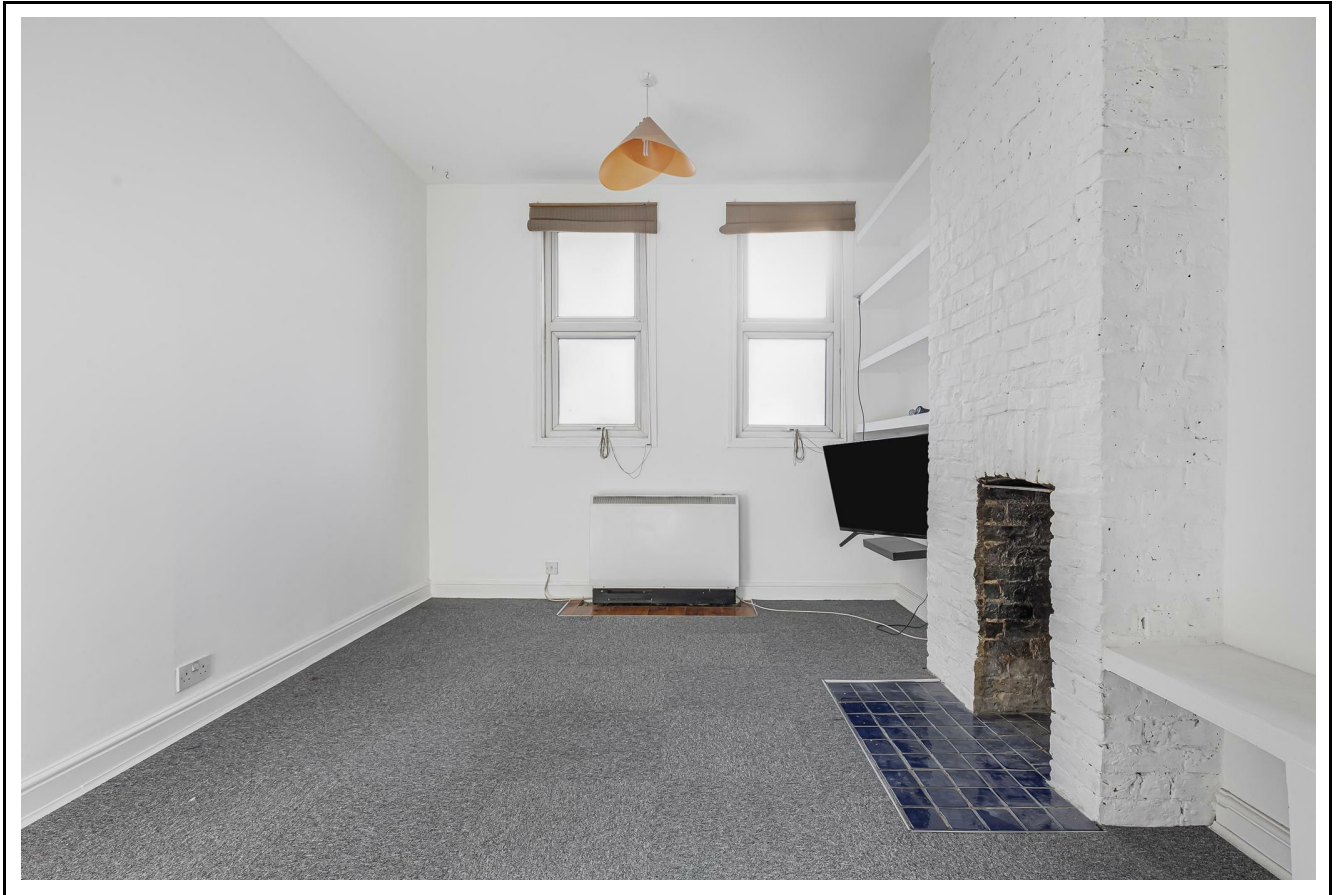
- Two bedroom conversion flat
- Impressive landmark building
- Reception room
- Kitchen
- Bathroom + Guest WC
- Requiring modernisation
- Close to transport links
- Lease 146 years
- Service charge £1,960.80 per annum
- No onward chain

020 8971 6780

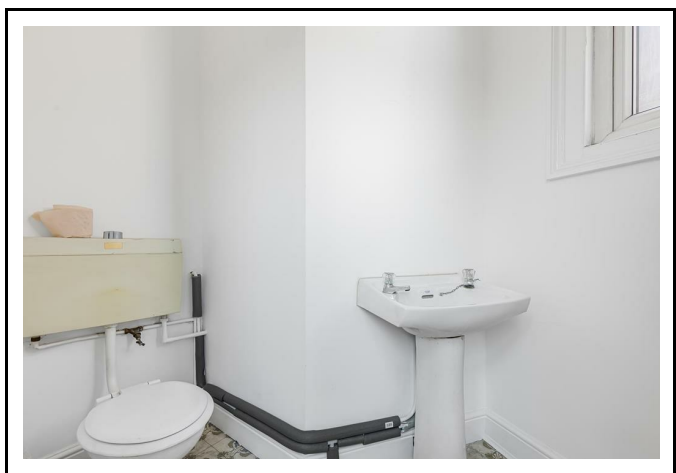
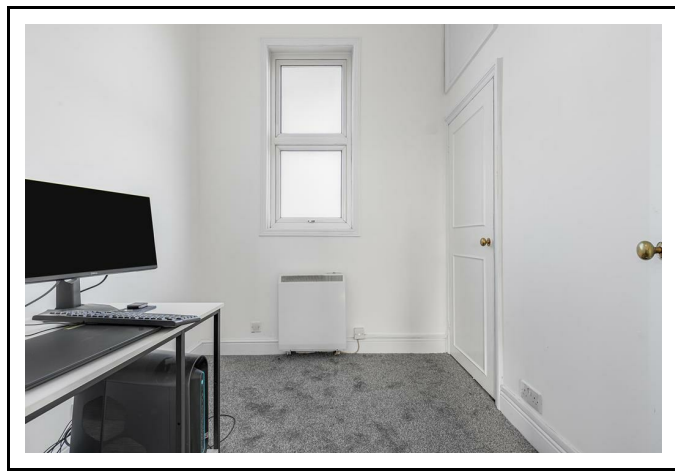
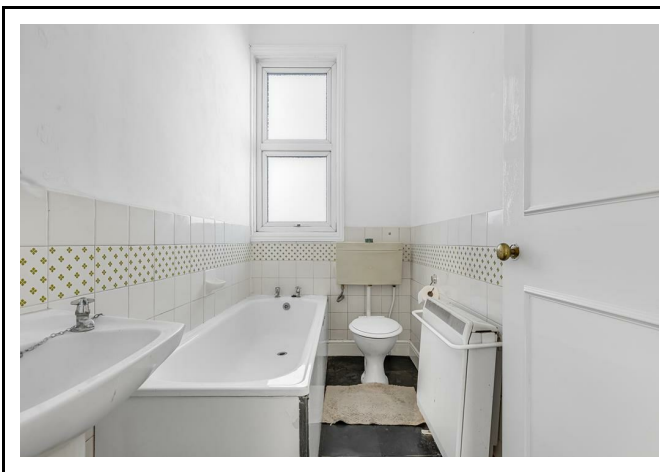
24 High Street, Wimbledon Village, SW19 5DX

**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.





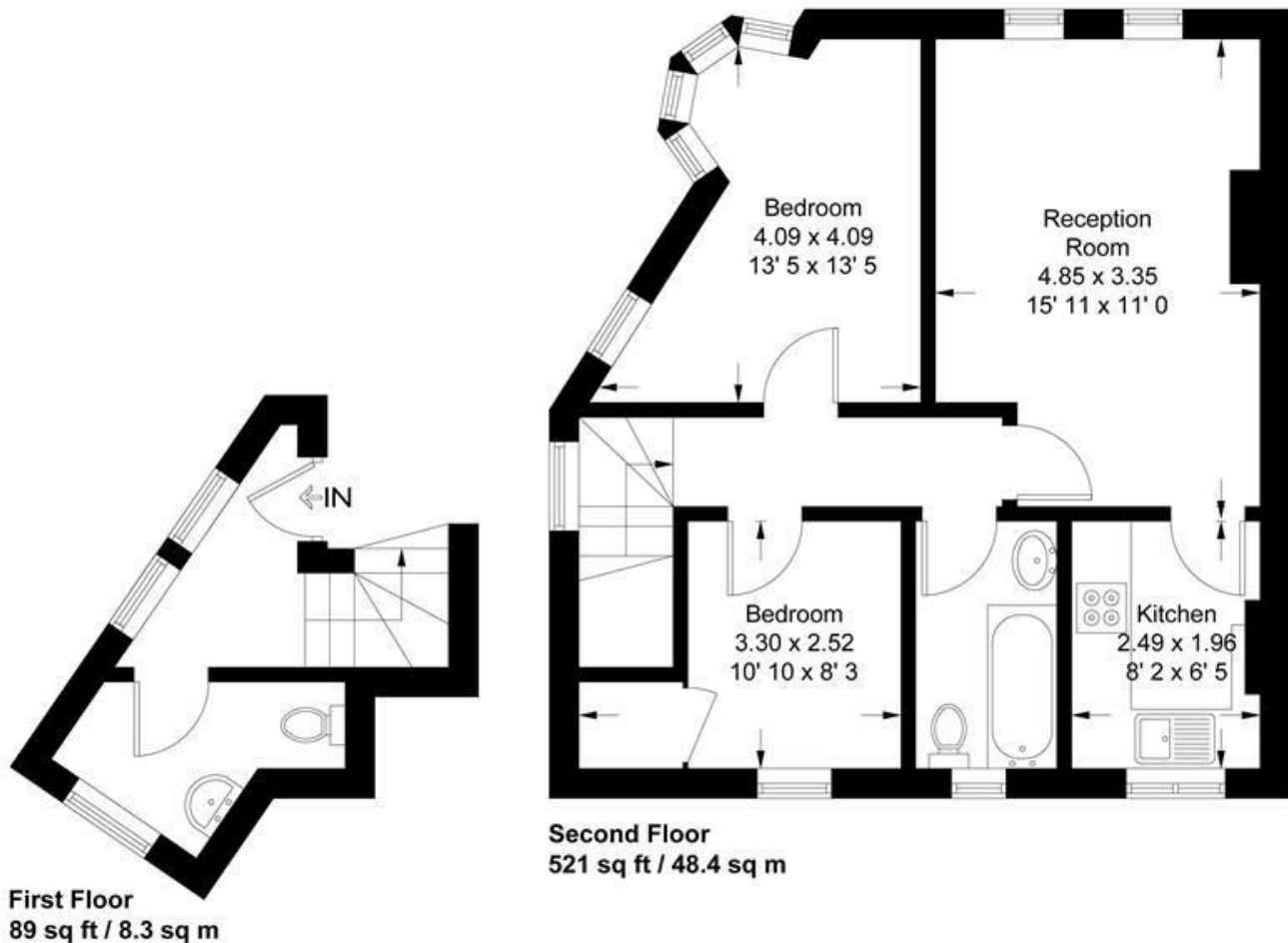


# Leopold Road

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



andrew scott  
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**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**

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