

Leeward Gardens, Wimbledon SW19 7QR



Guide Price £1,875,000 Freehold

Set in a desirable residential cul-de-sac, just moments from the Town centre and within walking distance of Wimbledon Village, a most appealing four bedroom family house with well-planned accommodation over three floors and off street parking. The ground floor includes a welcoming hallway, a front reception room with fitted cabinetry, bedroom, shower room, and a fully equipped utility room that opens onto a south-westerly rear garden, with gated access to Wimbledon Hill Road. The first floor comprises of a bright and airy reception room and a modern kitchen/dining room with a Juliet balcony overlooking the garden. On the second floor, the main bedroom features fitted wardrobes and an en-suite bathroom, with two further bedrooms and a family bathroom completing the layout. Leeward Gardens is close to the well-regarded Bishop Gilpin Primary School and just a short walk from Wimbledon's mainline station, offering an excellent location. Council tax band G (Merton)

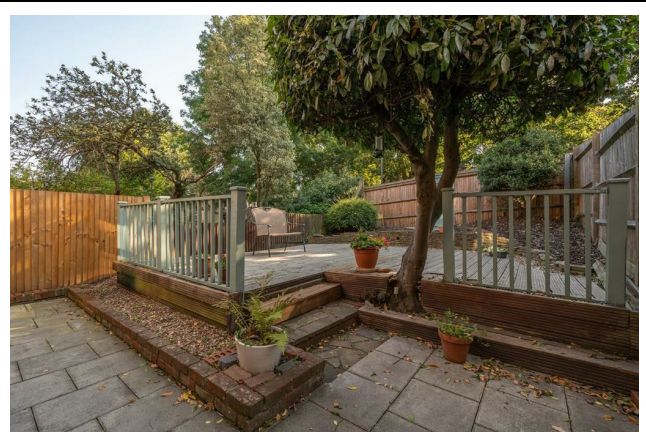
- Modern townhouse
- Four bedrooms
- Three bathrooms
- Two reception rooms
- Off street parking
- Southwest facing garden
- Juliet balcony
- Utility room
- Close to Bishop Gilpin Primary
- Great location

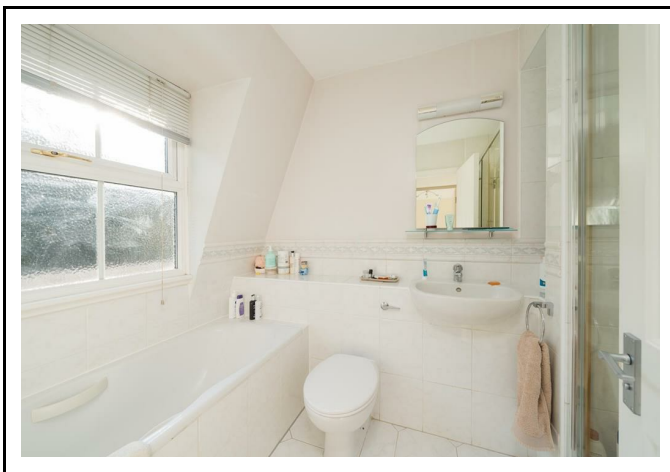
020 8971 6780

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.

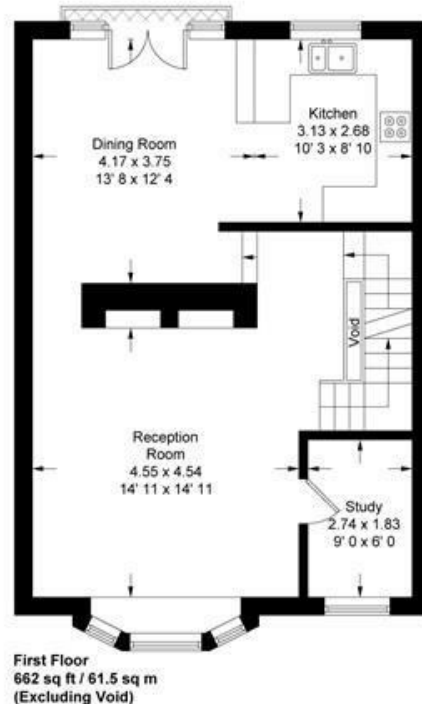
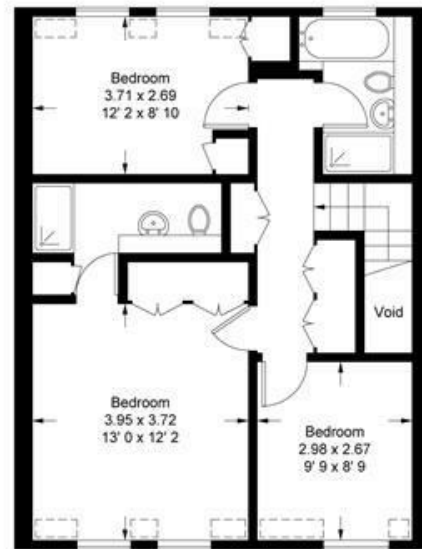




Leeward Gardens

Approximate Gross Internal Area = 1946 sq ft / 180.8 sq m
(Excluding Reduced Headroom / Void)
Reduced Headroom = 16 sq ft / 1.5 sq m
Total = 1962 sq ft / 182.3 sq m

 = Reduced headroom below 1.5m / 5'0"



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: G

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

