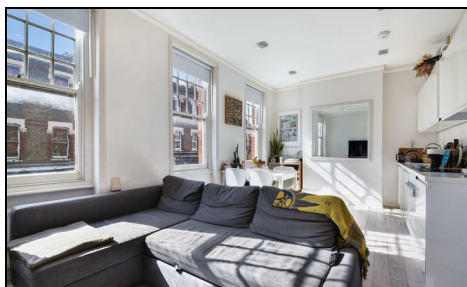


Leopold Road Wimbledon, SW19 7BD

£379,950 Leasehold

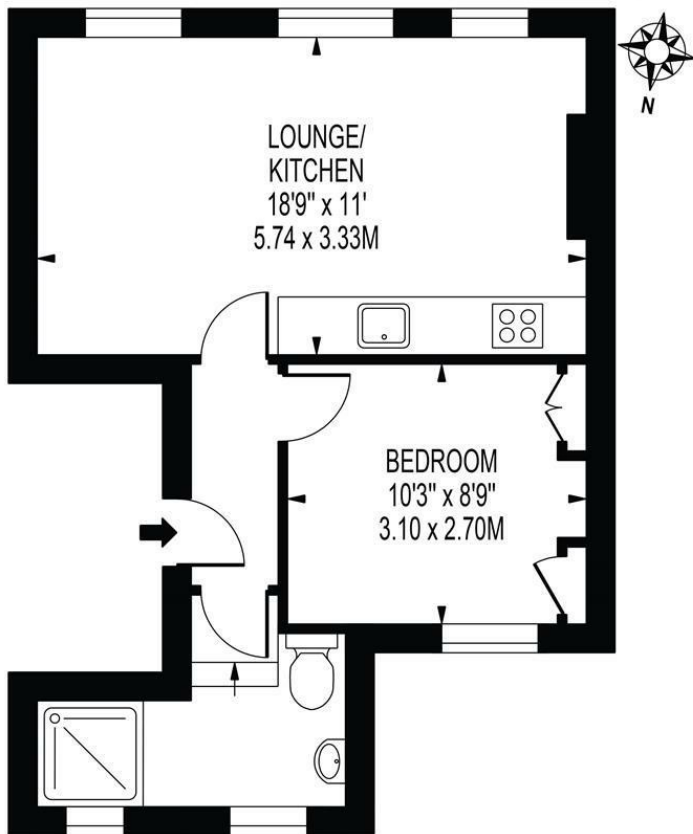


A bright and airy one double bedroom first floor flat, located in a highly desirable area of Wimbledon within close proximity of Wimbledon Village and Wimbledon town centre with its abundance of amenities and fantastic commuter links as well as the open green spaces of Wimbledon Park and it's popular recreational facilities (tennis, boating, athletics etc). Boasting a modern open plan layout ideal for entertaining and being well presented throughout offering a buyer a fantastic "turn key" property in a much sought after location.

Ideal first time purchase or buy to let investment.

LEOPOLD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 398 SQ FT - 37.09 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- One Double Bedroom Apartment
- Modern Finish Throughout
- Large Open Plan Accommodation
- Double Bedroom
- Bathroom
- Leasehold - 125 Years from 16/9/1987
- Service Charge - Ad/hoc
- Ground Rent - £100 per annum
- EPC Rating TBC
- Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years
of successful Sales and
Lettings in Merton**

