

LEEWARD GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA :
1609 SQ FT- 149.50 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.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Leeward Gardens, Wimbledon, SW19 7QR

£1,585,000 Freehold



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for
Sale

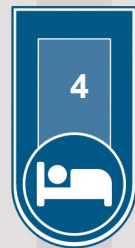
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

Leeward Gardens is a quiet residential street only a few minutes walk from Wimbledon Village and situated close to a comprehensive range of shopping and entertainment amenities along Wimbledon Hill Road and The Broadway.



THE PROPERTY

A beautifully presented four-bedroom, two-bathroom family home situated on the sought-after Leeward Gardens in the heart of Wimbledon Village. Offered to the market chain free, this spacious property features a stunning open-plan kitchen and living area, ideal for modern family living and entertaining. The accommodation is complemented by a separate utility room, two well-appointed bathrooms, and generous bedroom space throughout. Outside, the property benefits from a private rear garden and off-street parking. Presented in excellent condition, this superb home combines contemporary living with a highly desirable Village location, within easy reach of local shops, restaurants, excellent schools and Wimbledon Common. This exceptional family home offers a rare opportunity to acquire a spacious, move-in-ready property in one of Wimbledon Village's most desirable residential settings.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.