

**Leopold Road
Wimbledon, SW19 7BD**

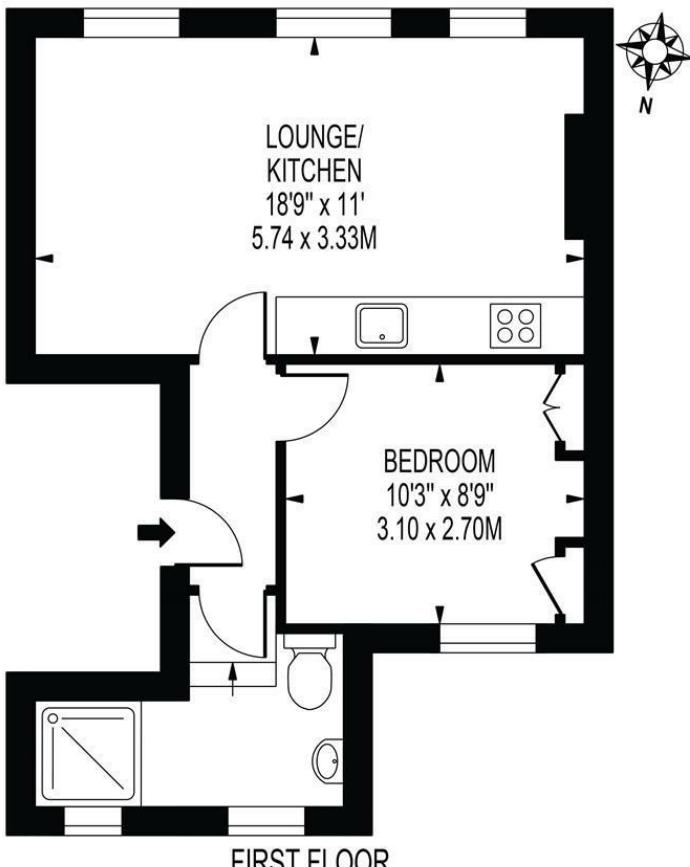
£350,000 Leasehold



A bright and spacious one-bedroom first-floor flat situated in a highly sought-after area of Wimbledon. Ideally located within easy reach of both Wimbledon Village and Wimbledon Town Centre, the property enjoys excellent access to a wide range of shops, restaurants, and superb transport links. The open green spaces of Wimbledon Park, with its popular recreational facilities including tennis courts, boating lake, and athletics track, are also nearby. Beautifully presented throughout, the flat features a contemporary open-plan layout perfect for modern living and entertaining. This stylish, move-in-ready home presents an excellent opportunity for first-time buyers or investors alike.

LEOPOLD ROAD

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



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		
EU Directive 2002/91/EC		
England & Wales		

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