

**Leopold Road  
London, SW19 7JF**

**£895,000 Freehold**



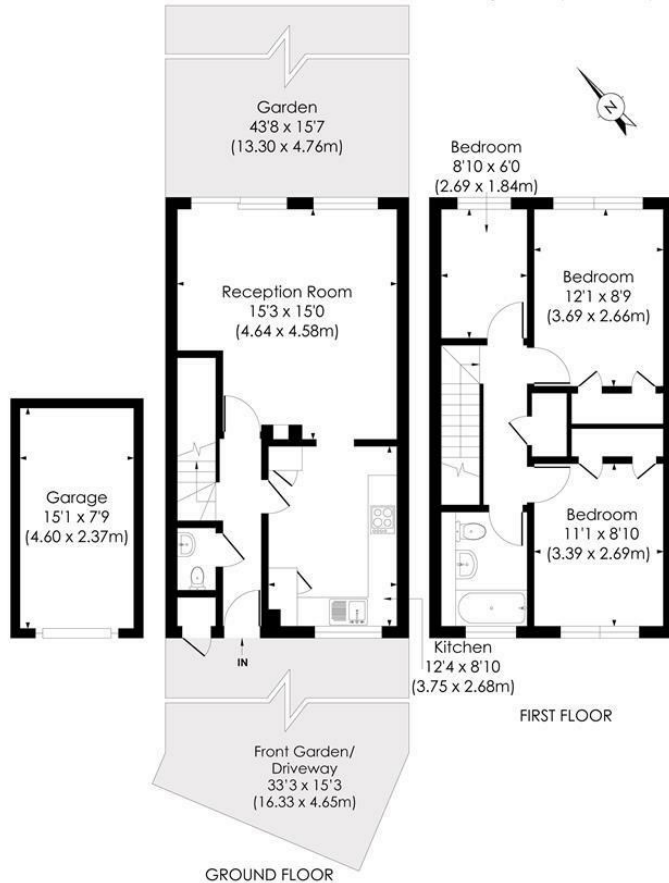
Nestled on the picturesque Slopes of Wimbledon Village and moments from the ever popular Leopold Road shopping parade, this delightful three-bedroom terraced house is offered to the market with no onward chain and boasts being situated within a stone's throw of sought after schools (Bishop Gilpin, Kings College, Wimbledon High Girls School), excellent transport links and fantastic recreational resources at Wimbledon Park and Wimbledon Common. Built in the 1960s, this property spans an impressive 979 square feet (incl. garage) with a sizeable kitchen that seamlessly opens into a spacious lounge/dining room leading out to a wonderful, well-established rear garden. The property features three well-proportioned bedrooms, family bathroom, and boasts off-street parking as well as a separate garage. Early Viewings Are Highly Advised To Avoid Disappointment.

## LEOPOLD ROAD, SW19

Approx. Gross Internal Floor Area

**979 Sq. ft/90.95 Sq. m (Including Garage)**

Garage: 117 Sq. ft/10.90 Sq. m



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Slopes Of Wimbledon Village
- No Onward Chain
- Three Bedrooms
- Superb Rear Garden
- Off Street Parking and Private Garage
- Highly Sought After Local Schools
- Excellent Transport Links
- Freehold
- Current EPC Rating - C
- Council Tax Band - E



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential               |
| (92-100) <b>A</b>                           |         | <b>88</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | <b>71</b>               |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-10) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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