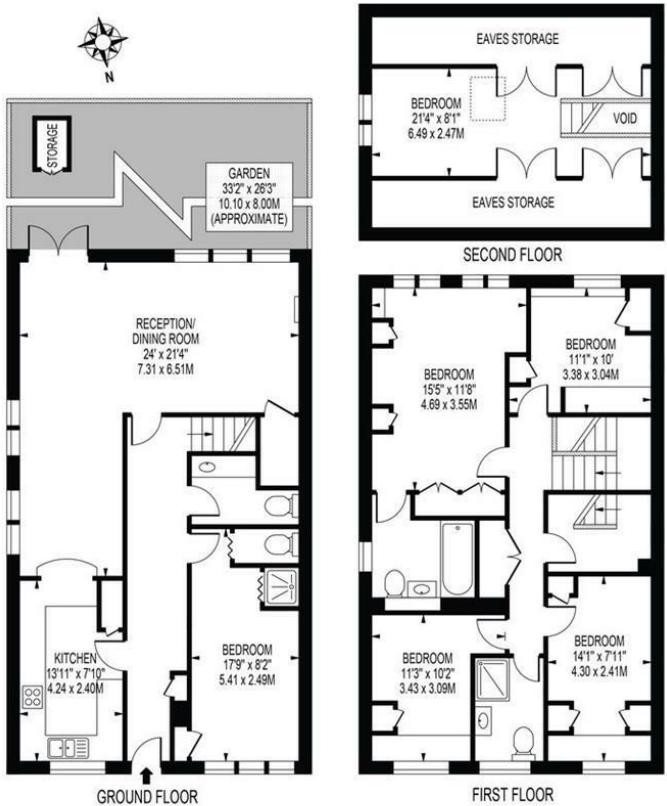


LEEWARD GARDEN

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1911 SQ FT - 177.51 SQ M  
(INCLUDING EAVES STORAGE, EXCLUDING STORAGE & VOID)

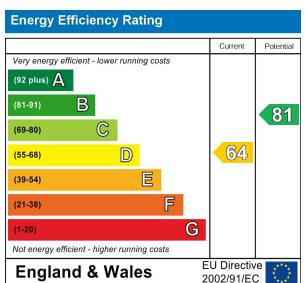
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 168 SQ FT - 15.60 SQ M



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 DIMENSIONS QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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ELLISONS MORTGAGE ADVISOR ON 020 8944 9494



£1,850,000: Freehold

Positioned within a desirable cul-de-sac is this larger than average five/six bedroom, three bathroom End of Terrace family home, conveniently located only moments from Wimbledon Town Centre and a short walk to Wimbledon Village.

Set over three floors, with the benefit of off-street parking, a private garden and an open-plan L-Shaped reception on the ground floor, there is also further extension possibility on both the side, ground floor and into the loft (STPP).

Leeward Gardens is an extremely sought-after cul-de-sac in Wimbledon, SW19 due to its close proximity to multiple Outstanding Schools, transport links including Mainline Train and District Line Tube, and idyllic Recreation Grounds such as Wimbledon Common. This is a superb family home with viewings highly recommended.



## SPECIFICATION:

- End of Terrace Family Home
- Five/Six Bedrooms
- Three Bath/Shower Rooms + W/C
- Off-Street Parking
- Potential to Extend (STPP)
- Desirable Cul-De-Sac Location
- Equidistant to Wimbledon Village and Town Centre
- Freehold
- EPC Rating - D
- Merton Council Tax Band - G

