



Leeward Gardens, Wimbledon, SW19 7QR

£1,585,000 Freehold

## Leeward Gardens

# Introducing Leeward Gardens...

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.



## Welcome to Wimbledon...

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.



- **Four Bedrooms**
- **Large Open Planned Kitchen/Dining/Reception Room**
- **Two Bathrooms**
- **Study**
- **Off Street Parking**
- **Good Condition Throughout**
- **Wimbledon Village location**

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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 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

| Energy Efficiency Rating                                             |           | Environmental Impact (CO <sub>2</sub> ) Rating                                           |           |
|----------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------|-----------|
| Current                                                              | Potential | Current                                                                                  | Potential |
| Very energy efficient - lower running costs<br>89 (92 plus) <b>A</b> | 89        | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>89 (92 plus) <b>A</b> |           |
| (81-91) <b>B</b>                                                     |           | (81-91) <b>B</b>                                                                         |           |
| (69-80) <b>C</b>                                                     | 76        | (69-80) <b>C</b>                                                                         |           |
| (55-68) <b>D</b>                                                     |           | (55-68) <b>D</b>                                                                         |           |
| (39-54) <b>E</b>                                                     |           | (39-54) <b>E</b>                                                                         |           |
| (21-38) <b>F</b>                                                     |           | (21-38) <b>F</b>                                                                         |           |
| (1-20) <b>G</b>                                                      |           | (1-20) <b>G</b>                                                                          |           |
| Not energy efficient - higher running costs                          |           | Not environmentally friendly - higher CO <sub>2</sub> emissions                          |           |
| England & Wales<br>EU Directive 2002/91/EC                           |           | England & Wales<br>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 the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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