

LEEWARD GARDENS

LONDON, SW19 7QR



Wimbledon
Homes

This mid terrace modern home is located in a quiet cul de sac between Wimbledon Town and Wimbledon Village with pedestrian access to Wimbledon Hill Road.

The house has a large living/dining room opening onto the garden and a serving hatch through to the fully fitted kitchen. There is also a separate reception room, utility room and cloakroom on the ground floor. Upstairs is a principal bedroom with fitted cupboards and ensuite bathroom, three further bedrooms, family bathroom and study/home office. There is a garden to the rear with storage shed and off street parking to the front.

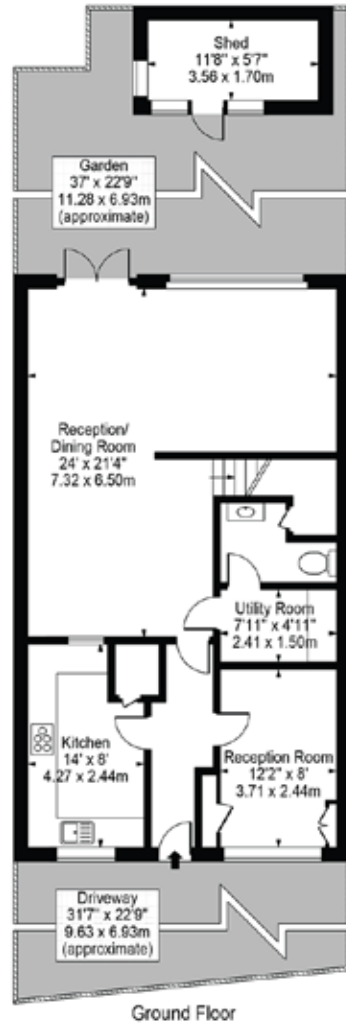
Leeward Gardens is ideally situated just a short walk from both Wimbledon Village and the Town with its excellent transport links and amenities. Sought after schools such as Wimbledon High School and Bishop Gilpin are under 0.1 miles away. The house is ideal for downsizers and families alike.

- Large living/dining room
- Reception room
- Kitchen
- Utility room
- Cloakroom
- Principal bedroom with ensuite bathroom
- 3 further bedrooms
- Family bathroom
- Study
- Garden with storage shed
- Off street parking

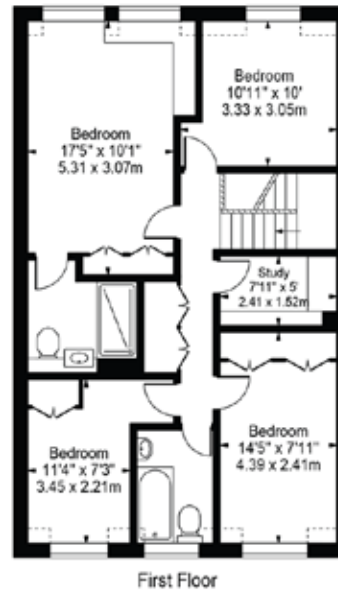




Energy Efficiency Rating		Current	Potential
L10 Energy efficient - lower running costs			
100	A		
91-95	B		
81-90	C		
69-80	D		
55-68	E		
39-54	F		
13-38	G		
L10 Energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Leeward Gardens, SW19
 Approx. Gross Internal Area 1583 Sq Ft - 147.07 Sq M
 (Including Restricted Height Area & Excluding Shed)
 Approx. Gross Internal Area 1565 Sq Ft - 145.39 Sq M
 (Excluding Restricted Height Area & Shed)
 Approx. Gross Internal Area Of Shed 65 Sq Ft - 6.05 Sq M



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**Wimbledon
 Homes**