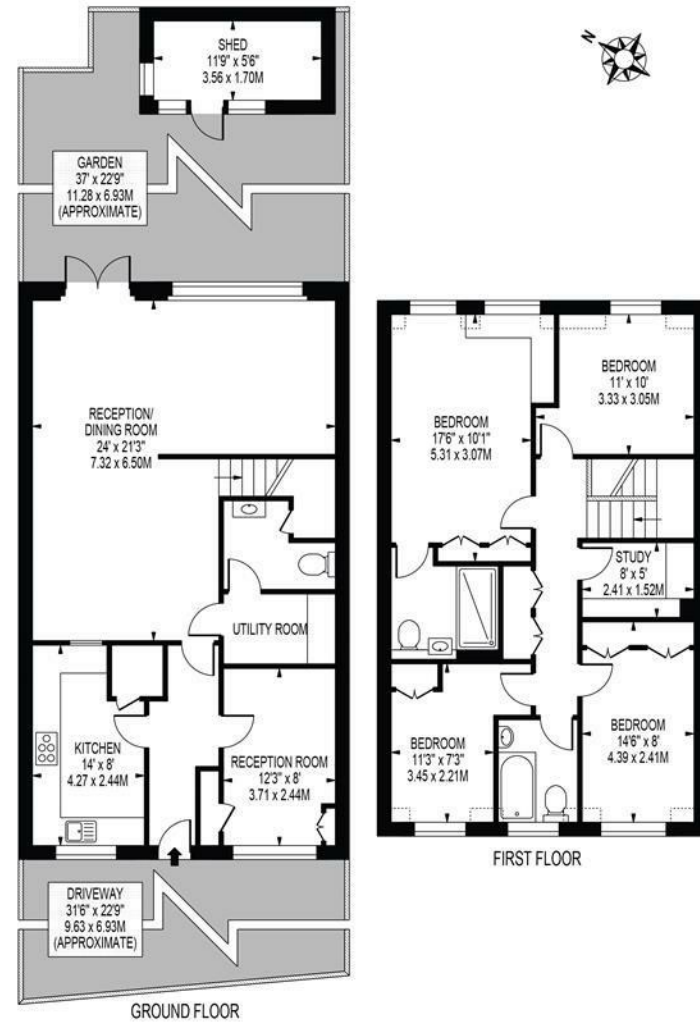


LEEWARD GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1583 SQ FT - 147.06 SQ M
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING SHED)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 16 SQ FT - 1.53 SQ M
APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 65 SQ FT - 6.05 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 the 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.



Leeward Gardens, Wimbledon, London, SW19 7QR

TO RENT £4,500 Per MonthPCM

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020 8016 9700
wvlettings@fullergilbert.co.uk

Fuller Gilbert
& Company Est. 2001

www.fullergilbert.co.uk

38 - 40 Gloucester Road SW7
020 7581 0154
sklettings@fullergilbert.co.uk

for
Sale

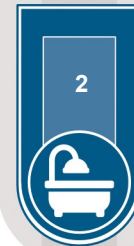
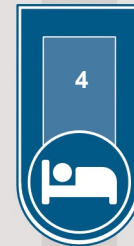
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& Company Est. 2001

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

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.



THE PROPERTY

Fuller Gilbert are delighted to offer this fantastic 4/5 bedroom house to the market. Currently being repainted throughout and new carpets laid in bedrooms. The property offers an L shaped living/dining room with patio doors to the garden. Spacious kitchen with separate utility room and WC as well as a downstairs bedroom/reception room.

Upstairs, offers a large master bedroom with built-in wardrobes and modern en-suite shower room plus 3 double bedrooms with built-in wardrobes and a family bathroom.

The property has off-street parking for 2 cars at the front.

Offered unfurnished and available immediately

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 wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.

