

ROBERT HOLMES

& COMPANY

Apartment 2 Caley House

74 Leopold Road, Wimbledon, SW19 7JQ



An elegant, spacious and well-presented ground floor apartment with private terrace set in an Edwardian house, sympathetically converted by the award winning developer West Eleven in a private development with beautifully landscaped grounds ideally located close to Wimbledon Park, Wimbledon Town Centre and Wimbledon Village

- Reception/dining room
- Kitchen/breakfast room
- 3 bedrooms
- 2 bath/shower rooms (1 e/s)
- Westerly facing private terrace
- Parking space
- Shared bike storage

£1,690,000

Share of Freehold

APARTMENT 2 CALEY HOUSE, 74 LEOPOLD ROAD, WIMBLEDON, LONDON SW19 7JQ

Set in this leafy development behind electronic gates, the apartment is on the ground floor of this sympathetically converted Edwardian building and in landscaped gardens with an ornamental lily pond. The property has well-presented and elegant accommodation with high ceilings, a bespoke kitchen and smartly appointed contemporary bathrooms with under-floor heating. The spacious 26' reception/dining room has large windows overlooking the terrace and has a European plank floor in a pale oak finish, a feature fireplace and doors with stained glass panel above to the kitchen/breakfast room. The bespoke kitchen has a good range of fitted units with white Attica quartz worktops and some integrated appliances and doors opening out onto the terrace. Centred around the hallway are three double bedrooms, including the generous sized main bedroom with custom made Shaker style wardrobes and an en-suite shower room, and there is a family bathroom.

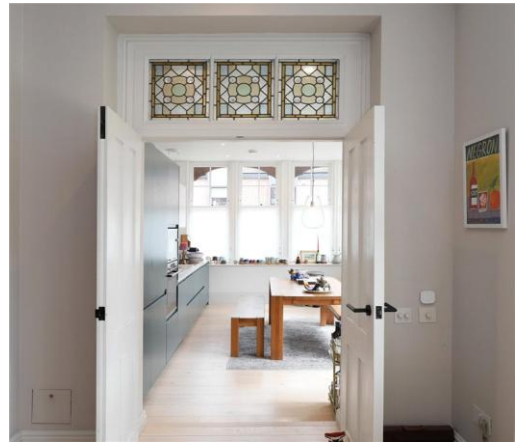
The apartment has a private terrace which overlooks the lily pond and there are well maintained communal gardens. The property also benefits from a demised parking space and shared bike storage.

Situated in a highly regarded and sought-after residential area, well served by many excellent schools, both State and Private, with two very good State schools within a short walk, the house is also very conveniently placed within 0.5 mile of the District Line and SR Mainline services in Wimbledon Town Centre (Waterloo 12-15 mins SR Mainline), and many recreational facilities including golf, tennis and fitness clubs, and riding stables. There are some fantastic shops and eateries nearby in both Wimbledon Park (also with a District Line station), and Leopold Road, in addition to all those that can be found nearby in Wimbledon Village. Wimbledon Common, for outdoor lovers, offers hundreds of acres of wonderful walks and bridle paths, also with golf facilities and cycle tracks.

Share of Freehold – 999years from 1st September 2019; service charge: approx £5,500 per annum ; Local Authority: Merton; Council tax band F; ER/B



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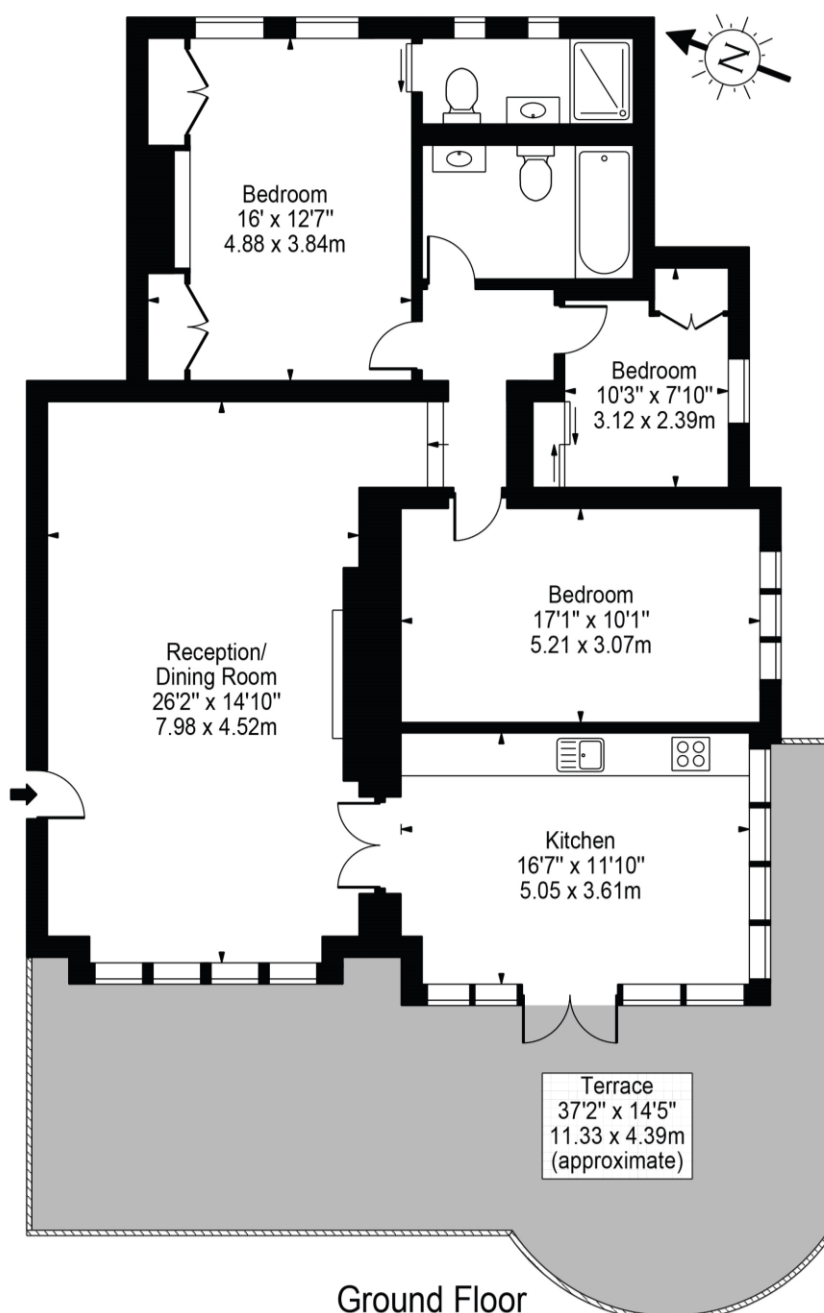


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Approx. Gross Internal Area 1302 Sq Ft - 120.96 Sq M



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

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.

VIEWINGS: By appointment through Robert Holmes & Co 020 8947 9833. Would you like to visit our website? www.robertholmes.co.uk. If you give us your e-mail address we will be able to send you immediate news of our latest instructions.

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, or tested the services, appliances or specific fittings.