

ROBERT HOLMES

— & COMPANY —

61 Leopold Road

Wimbledon, London SW19 7JG



An elegant period home on a plot of over 0.25 acre with heated swimming pool, ideally situated close to shops and transport in nearby Leopold Road, Wimbledon Park, Wimbledon town centre and Wimbledon Village and excellent schools with Bishop Gilpin a short walk away

£3,500,000

Freehold

- Drawing room
- Vaulted family room
- Kitchen/dining/family room
- Cloakroom and utility room
- Cellar
- 5 Bedrooms
- 4 Bath/shower rooms
- Heated outdoor swimming pool
- 85' South and West facing garden
- Off-street parking for several cars
- Sheds and storage area

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61 LEOPOLD ROAD, WIMBLEDON, LONDON, SW19 7JG

Set on a plot of over 0.25 acre, this very attractively presented family home with many period features, is arranged over 3 floors and is discreetly tucked away from the road behind its very generous drive.

All the main rooms enjoy lovely views over the garden with the main reception room featuring an impressive bay window incorporating casement doors to the garden and an elegant, working fireplace. The bright beautifully bright kitchen/dining/family room has two lantern roof lights and again incorporates a bay window with doors to the garden. The smartly appointed kitchen has an extensive range of units with integrated appliances and a kitchen island offering additional storage and a casual dining area. Off the kitchen there is a generous sized utility room, a smartly appointed shower/wc and an impressive family room with vaulted ceiling and built in display shelving. There is a guest cloakroom/wc and access to a useful cellar off the main hall.

Upstairs over two floors there are five double bedrooms, and three bath/shower rooms, with plenty of wardrobes and storage space.

The rear garden extends to over 85' and has a large terrace ideal for alfresco dining and a further covered dining area, with a large lawn area with shrub borders and a heated outdoor swimming pool.

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 a riding stable. 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 with its array of boutiques, restaurants and cafés. Wimbledon Common, for outdoor lovers, offers hundreds of acres of wonderful walks and bridle paths, also with golf facilities and cycle tracks.



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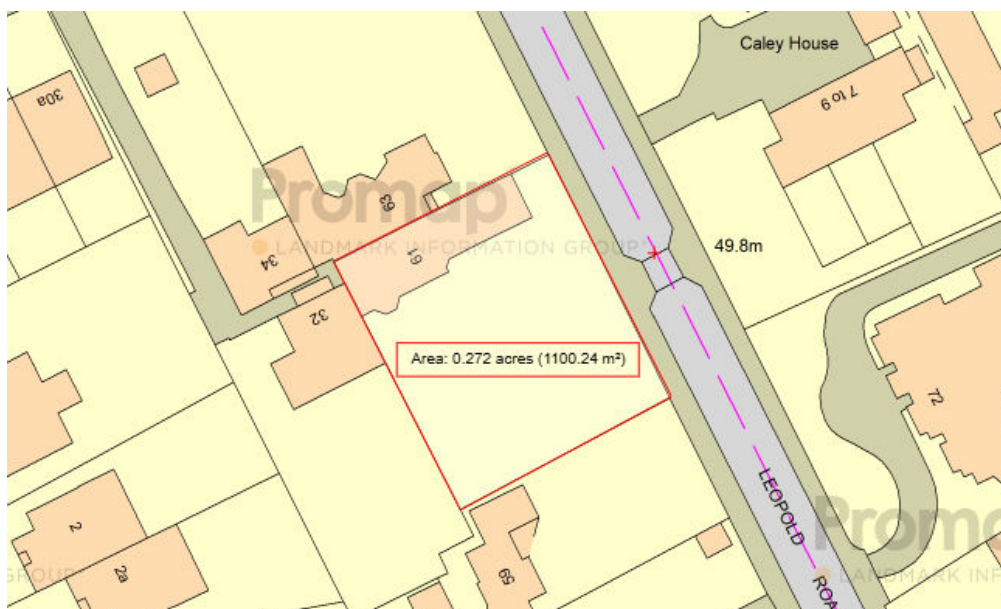
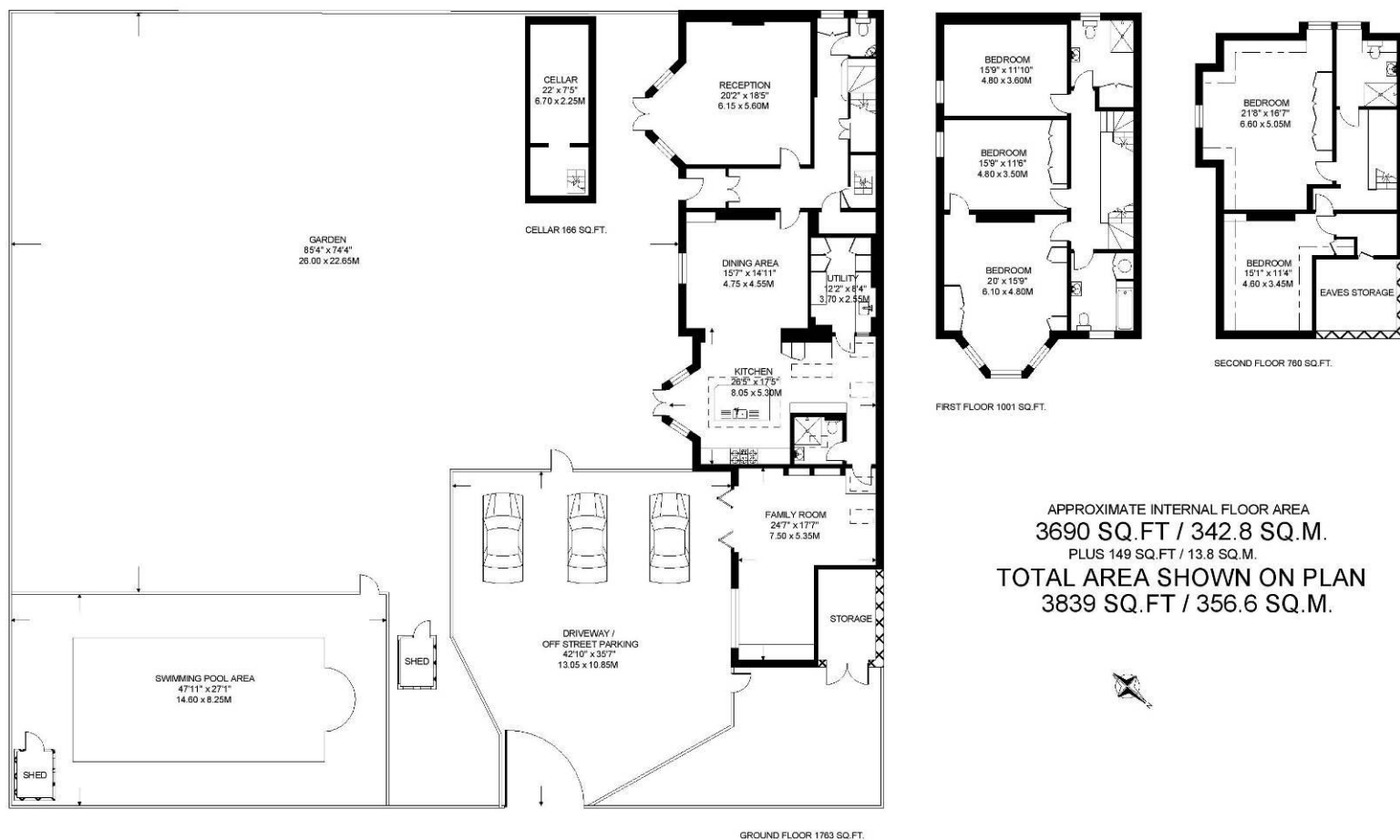


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Local Authority: Merton; Council tax band H; ER/D



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, nor tested the services,