



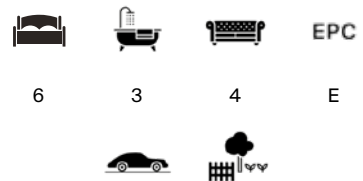
## LEOPOLD ROAD

Wimbledon, SW19



# LEOPOLD ROAD

A distinguished late Victorian residence of exceptional character, set within a mature and secluded plot in a prime Wimbledon location.



Local Authority: London Borough of Merton

Council Tax band: H

Tenure: Freehold

Guide Price: £3,250,000



## SIX-BEDROOM SEMI DETACHED LATE VICTORIAN RESIDENCE

Set in the Wimbledon North Conservation Area and locally listed for its architectural merit, this enchanting family home of 3,652 sq ft provides a rare opportunity to enhance and reimagine a truly special property. Gracefully set back from the road and framed by an impressive front garden with a circular driveway, this family home is rich in period charm and retains many striking original features.

A grand reception hall and elegant galleried staircase sets the scene, leading to two beautifully proportioned reception rooms, each bathed in natural light. The rear aspect kitchen/breakfast room, well-maintained and thoughtfully arranged, adjoins a utility room and leads to a versatile studio/study annexe with its own staircase.







## GENEROUSLY PROPORTIONED LATERAL ACCOMMODATION

Spread across the upper floors are six well proportioned, bright and airy bedrooms and three family bathrooms. The principal bedroom, with ample fitted wardrobes, enjoys a sweeping bow window overlooking the front gardens, while a second bedroom opens onto a charming wrought-iron balcony with delightful views over the mature 156ft rear garden. The top floor has the potential to raise the ceiling heights and extend into the loft, subject to the usual consents.

The mature rear garden is a true sanctuary with manicured lawns, well-stocked borders and a wealth of established trees and shrubs creating a tranquil retreat. This is a rare opportunity to acquire a home of such provenance, offering endless potential to create a residence of distinction in one of Wimbledon's most sought-after enclaves.



## PROPERTY LOCATION

Superbly located, Leopold Road is a popular tree-lined residential road close to Wimbledon Park and a short walk from the wider amenities of Wimbledon Village and Wimbledon Town Centre.

Wimbledon offers a quality of life more akin to the country than London offering easy access to the High Street and Common. The area includes Georgian, Edwardian and Victorian houses and many green open spaces, including Wimbledon Common and Wimbledon Park. At the heart of Wimbledon Village is a comprehensive range of boutiques, independent retailers, chic restaurants and cafés.

Wimbledon Park Station (0.4 miles) offers the District Line to central London and Wimbledon Station (0.7 miles) is the only London station with interchange between Rail, Underground, Tramlink and Thameslink services. Transport links to central London are fast and frequent with regular services to London Waterloo (19 minutes). Other options are provided by the District Line and also Thameslink to London Blackfriars and London St. Pancras International for the Eurostar. The A3/M25 road network offers excellent access to both London Heathrow and London Gatwick airports.











Approximate Gross Internal Area = 330.9 sq m / 3,562 sq ft  
 Outbuildings = 54.8 sq m / 590 sq ft. Eaves Storage = 53.4 sq m / 575 sq ft  
 Total = 439.1 sq m / 4,727 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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