Fuller Gilbert & Company

LAMBTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1673 SQ FT - 155.43 SQ M**

FOR ILLUSTRATION PURPOSES ONLY

Fuller Gilbert & Company Established 2003

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.
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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.

This plan is for guidance only. Drawn in accordance with RICS guidelines. 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.

for sale

Fuller Gilbert & Company

Estate Agents • Valuers • Development Consultants

87 Lambton Road,
West Wimbledon, SW20 0LW

£1,400,000 Freehold

A spacious and superbly presented four bedroom semi-detached modern town house with excellent family accommodation and situated on the much sought after Lambton Road. Early Viewing Recommended - No onward chain!

- Four Good Size Bedrooms
- Shower Room
- Bright Living Room
- Playroom/Study
- Superb Westerly Aspect Garden
- Family Bathroom
- Spacious Kitchen/Family Room
- Downstairs Cloakroom
- Utility Room
- Off Street Parking

020 8016 9700 www.fullergilbert.co.uk

Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

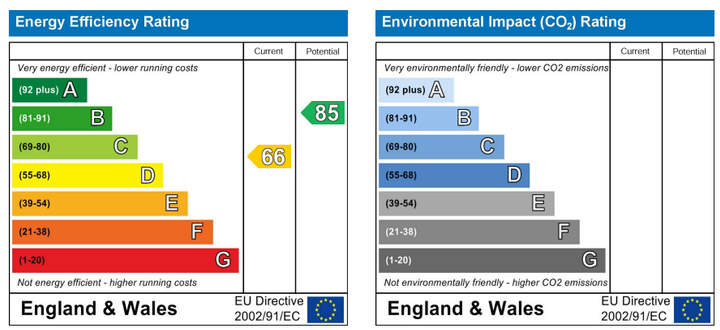
87 Lambton Road, West Wimbledon, SW20 0LW

Location

The property is situated on a popular residential road and is well placed for access into Raynes Park with it's commuter station and selection of useful shops and businesses. The area is also well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors. Hollymount School is just around the corner! The green spaces of Holland Gardens and Cottenham Park are both a short walk away.

Description

We are delighted to offer for sale this well presented and spacious four bedroom semi-detached modern townhouse, with the accommodation laid out over three levels, situated just outside the much sought after Lambton Conservation Area. This great family home offers has superbly presented accommodation. At the heart of the house is a good size kitchen/family room with doors leading to a pretty westerly aspect garden. There is also a playroom/study, guest cloakroom and utility room.
On the first floor there is a bright living room overlooking the back garden, the principal bedroom and a bathroom. On the top floor there are three further bedrooms and a shower room.
The property also benefits from off street parking.



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.