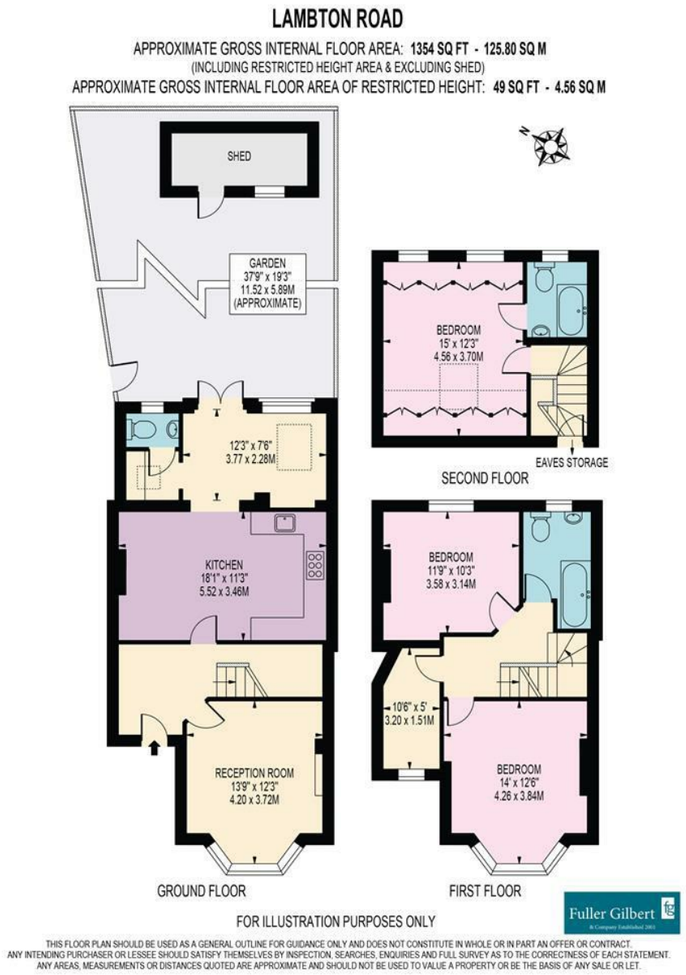

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, 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.

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Lambton Road, West Wimbledon, SW20 0TJ

Guide Price £1,400,000 Freehold

for sale

Fuller Gilbert & Company Est. 2001

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

THE LOCATION

The property is situated in the much sought after Lambton Conservation area and is well placed for access into Raynes Park with its commuter station offering a frequent service to Waterloo with an onward connection to The City and useful shops and businesses.

The area is also well regarded for its schools in both the state and private sectors, including Hollymount School which is just around the corner in Cambridge Road.

The green spaces of Holland Gardens and Cottenham Park are both a short walk away.

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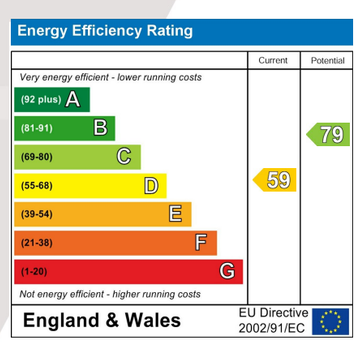
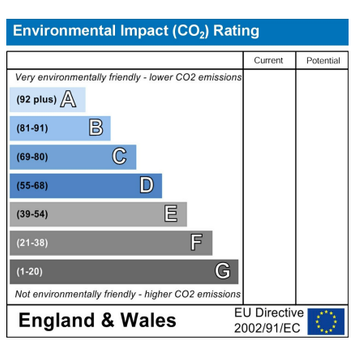
2

THE PROPERTY

Location: Situated in the tranquil and sought-after Lambton Conservation Area, providing a serene environment while being conveniently close to local amenities.
Bedrooms: This spacious property boasts three well-proportioned bedrooms, perfect for accommodating a growing family or for use as additional office or hobby spaces.
Condition: The house has been very nicely maintained, preserving its original period features. However, it also presents an excellent opportunity for modernisation, allowing you to tailor it to your contemporary tastes and needs.
Living Spaces: The property includes generous living areas that benefit from ample natural light, creating a warm and inviting atmosphere.
Outdoor Space: As an end-of-terrace house, it benefits from additional outdoor space, ideal for gardening enthusiasts or for creating an outdoor entertaining area.





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.