

## LAMBTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA :  
1520 SQ FT- 141.20 SQ M  
(EXCLUDING OUTBUILDING & EAVES)  
OUTBUILDING & EAVES : 243 SQ FT- 22.60 SQ M  
TOTAL AREA : 1763 SQ FT- 163.80 SQ M



FOR ILLUSTRATION PURPOSES ONLY  
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.

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.

Lambton Road, West Wimbledon, SW20 0LP  
Guide Price £1,629,950 Freehold



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for Sale

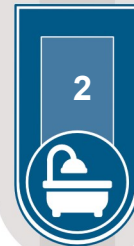
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

The property is situated in the much sought after Lambton Road, a prime residential address, ideally situated to take advantage of the many conveniences close at hand such as Raynes Park Station with frequent trains to Waterloo and Raynes Park Centre with a range of restaurants, coffee shops and supermarkets. Holland Gardens and Cottenham Park green spaces are also within a short walk, Wimbledon Common and Village are accessible via a brisk walk or 200 bus. Wimbledon Town is conveniently nearby for more extensive shopping and further transport connections. Richmond Park and the river scene at Kingston with its substantial shopping centre is a short drive or 57 bus ride away. The area is blessed with flagship schools in both the state and private sectors, including Kings College & Hollymount School.



THE PROPERTY

This stylish, four bedroom house has been fully refurbished throughout to a high standard offering close to 1760 Sq Ft being arranged over three floors. The ground floor offers a formal reception room, downstairs WC and open plan kitchen/dining /family room with the kitchen featuring Gaggenau appliances and a beautiful granite worktop. The first and second floors then allow for 4 bedrooms, two bath/shower rooms and plenty of storage.

The house also benefits from having off street parking, a private garden with side access and a summerhouse.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	58	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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.