

**LAMBTON ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1354 SQ FT - 125.80 SQ M  
 (INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING SHED)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 49 SQ FT - 4.56 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 0TJ**  
**Guide Price £1,400,000 Freehold**



95 High Street Wimbledon SW19  
 020 8016 9700  
 wvsales@fullergilbert.co.uk

**Fuller Gilbert**  
 & Company Est. 2001

[www.fullergilbert.co.uk](http://www.fullergilbert.co.uk)

38 - 40 Gloucester Road SW7  
 020 7581 0154  
 sksales@fullergilbert.co.uk

**for Sale**

**Fuller Gilbert**  
 & Company Est. 2001

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

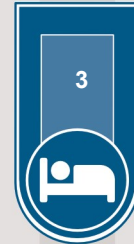


THE LOCATION

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.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	