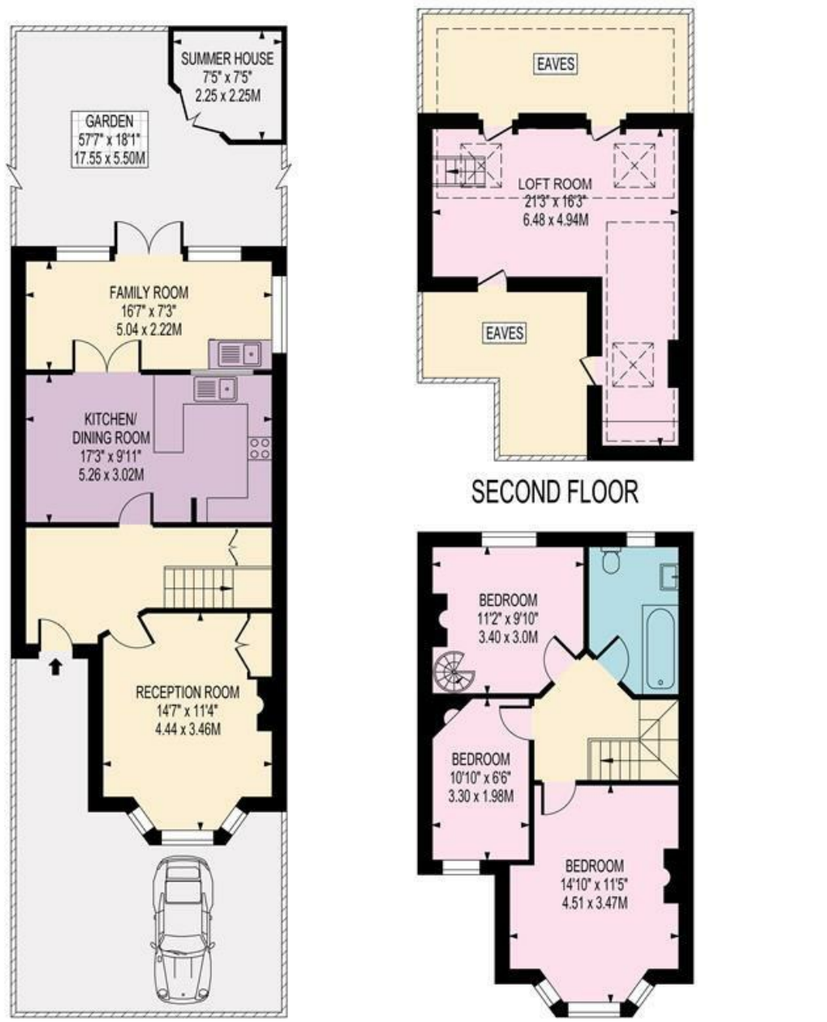
Fuller Gilbert & Company

LAMBTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA :
1220 SQ FT- 113.30 SQ M (EXCLUDING EAVES / SUMMER HOUSE)
EAVES AREA : 214 SQ FT- 19.9 SQ M
SUMMER HOUSE AREA : 45 SQ FT- 4.20 SQ M
TOTAL AREA : 1479 SQ FT- 137.4 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.

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

62 Lambton Road,
West Wimbledon, SW20 0LP

£1,285,000 Freehold

Offered for sale with no onward chain, a delightful three bedroom period house with charm and character, situated in the Lambton Conservation Area close to mainline railway station, shops and excellent schools.

- Three Bedrooms
- Loft/Hobbies Room
- Kitchen/Diner
- Landscaped Garden With Summerhouse
- Well Presented Accommodation
- Family Bathroom
- Front Reception Room
- Garden/Family Room With Utility
- Front Garden with Off-Street Parking
- No Onward Chain

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Fuller Gilbert West Wimbledon, 95 High Street, Wimbledon Village, London, SW19 5EG

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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.

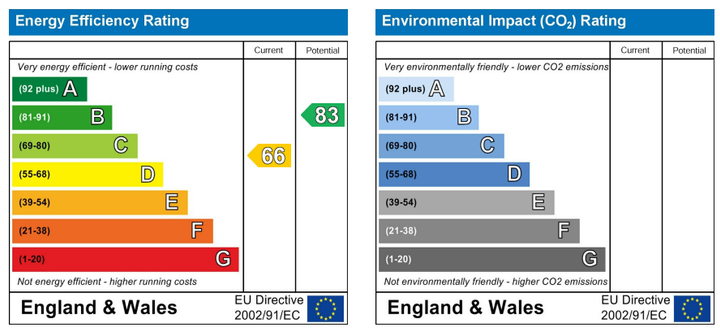
The area is also well regarded for its schools in both the state and private sectors, including Hollymount School which is just around the corner in Cambridge Road.

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

Description

This delightful period property has much charm and original features and has been recently updated to create a wonderful family house for modern living.
There is a useful porch with tessellated floor, bright original front door leading to a square reception hall with substantial under stairs storage.
There is a good sized front reception room, and at the heart of the property is the kitchen/diner room which leads to a garden/family room with utility area with lovely herringbone wooden floor and on, out to the superb landscaped garden with a beautiful summerhouse.
Upstairs are three good size bedrooms and bathroom. From the back bedroom there is a spacesaver staircase up to the loft, which is a very useful hobbies room with abundant storage and can be used as a very spacious office space.
There is also a pretty front garden with off street parking.

This lovely property is being offered for sale with No Onward Chain. Early viewing recommended!



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.