



**JAMES
ANDERSON**



FOR SALE

Lambert Avenue, Richmond, TW9

£765,000

Guide Price

James Anderson are delighted to present this semi-detached house requiring some modernisation and offering scope to extend (STPP). Ideally situated for North Sheen train station (Zone 3) and Outstanding Ofsted Schools. The property offers three bedrooms, lounge, conservatory, kitchen, family bathroom and a large well established south facing rear garden. Other benefits include double glazing throughout, gas central heating and no onward chain. Lambert Avenue is a residential road in North Sheen close to excellent local schools including Marshgate, Holy Trinity and Darell Primary.

Council tax band D.

-  Three Bedrooms
-  One Bathroom
-  One Reception Room
-  Kitchen
-  EPC Rating D

-  North Sheen Station
-  Holy Trinity School Catchment
-  Popular Residential Location
-  Potential To Extend (STPP)
-  South Facing Garden



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611

Lambert Avenue

Approximate Gross Internal Area = 996 sq ft / 92.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

