



**JAMES
ANDERSON**



FOR SALE

£800,000

Lambert Avenue, Richmond, TW9

A four bedroom semi-detached family home with off street parking and a south facing garden. This extended property offers four good sized bedrooms, two bathrooms (one en-suite), a study, separate utility room and an extended family living area with doors that open out to a south facing garden. Outside there is off-street parking to the front of the property and a 40ft south facing rear garden that benefits from a garden studio. The property is located within circa 1.2 miles of both Richmond Park and Royal Botanic Gardens Kew. Lambert Avenue is well positioned for a number of outstanding Ofsted rated schools including Marshgate, Holy Trinity and Grey Court. The commuter is equally well catered for with Richmond, Kew and North Sheen stations close to hand with additional excellent bus services to Central London.

-  Four Bedrooms
-  Two Bathrooms
-  One Reception Room
-  Extended Kitchen / Dining Room
-  EPC Rating
-  North Sheen Station
-  Holy Trinity Primary School
-  Popular Residential Location
-  South Facing Garden
-  Off Street Parking



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

020 8876 6611



Lambert Avenue

Approximate Gross Internal Area = 1286 sq ft / 119.5 sq m
(Excluding Reduced Headroom)

Reduced Headroom = 15 sq ft / 1.4 sq m

Studio = 278 sq ft / 25.8 sq m

Total = 1579 sq ft / 146.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

