JAMES ANDERSON

TO LET

£1,750 Per Month

Lambert Avenue, Richmond, TW9

Per Month

This bright and spacious top-floor flat is located in a quiet cul-de-sac on the borders of East Sheen and Richmond. With close to 500 sqft of accommodation the property is filled with natural light and is beautifully presented throughout. It features an open-plan living/dining area that flows seamlessly into a modern fitted kitchen with utility space, a generously sized bedroom with fitted wardrobes, a stylish shower room and additional built in storage. The flat benefits from off-street parking for residents and secure bike storage. The location offers excellent amenities, with East Sheen nearby, including Waitrose, gastro pubs, restaurants, and coffee shops. Bus routes to Richmond, Putney, Barnes, and Hammersmith are easily accessible.

- Bedroom with Built-In Wardrobes
- Stunning Shower Room
- Reception with Dining Space
- Fully Fitted Kitchen with Separate Utility
- EPC C | Council Tax C | Holding Deposit £403.84

- Mortlake Station 0.7 Miles
- Excellent Local Schools
- Residents Off Street Parking
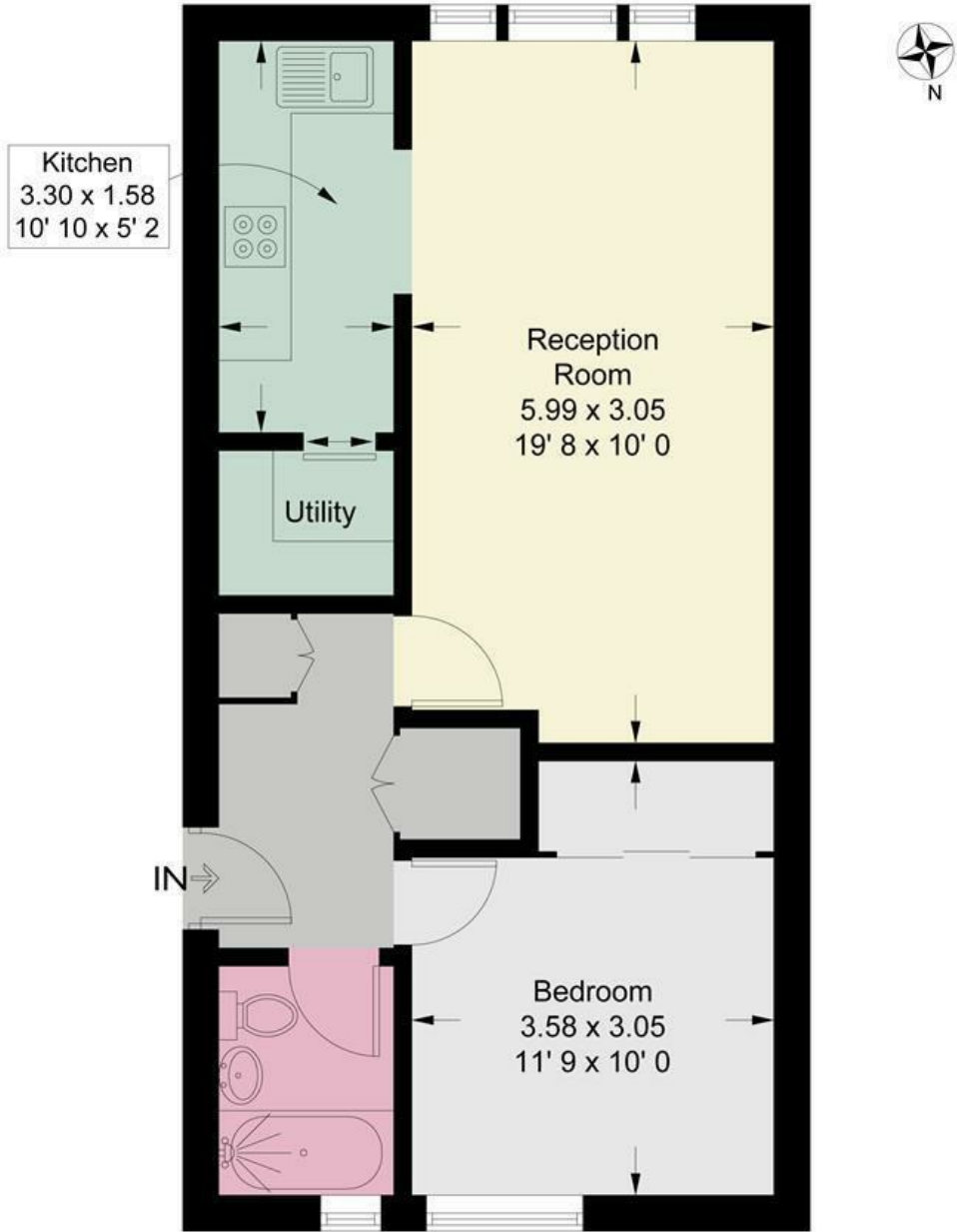- Access to Communal Terrace and Gardens
- Deposit £2019.23 | Minimum Term 12 Months

Lambert Avenue

Approximate Gross Internal Area = 491 sq ft / 45.6 sq m

JA JAMES ANDERSON

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Kitchen
3.30 x 1.58
10' 10 x 5' 2

Reception Room
5.99 x 3.05
19' 8 x 10' 0

Utility

IN →

Bedroom
3.58 x 3.05
11' 9 x 10' 0

Second Floor

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		
(81-91) B		
(69-80) C	77	
(55-68) D		
(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 CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC