

LAMBTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1448 SQ FT- 134.50 SQ M
(EXCLUDING OUTBUILDING & EAVES STORAGE)
OUTBUILDING AREA : 95.0 SQ FT- 8.8 SQ M
EAVES STORAGE AREA : 74 SQ FT- 7.0 SQ M
TOTAL AREA : 1617 SQ FT- 150.30 SQ M



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 0LP

£1,575,000 Freehold



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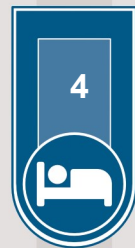
THE LOCATION

The property is situated in a much sought-after Conservation area and is well placed for access into Raynes Park with its commuter station and useful shops and businesses.

The area is also well regarded for it's 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.

N.B Photos taken July 2023



THE PROPERTY

This bright and spacious family home offers flexible modern family living accommodation.

On the ground floor, at the heart of this lovely period property is a well equipped kitchen/family room with bi-fold doors leading to the superb garden, with uninterrupted views over surrounding gardens and a useful, smart, home office. There is a guest cloakroom, and to the front is a separate elegant reception room.

On the first floor there are three bedrooms and a large modern family bathroom with shower and bath.

The top floor has a lovely double bedroom with en-suite bathroom

The house also benefits from off-street parking integrated in the landscaped front garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
	58	73

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		

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.