

**TO LET**



**Lambton Road, Raynes Park, SW20**

**£1,700.00 PCM**

 **1**

 **1**

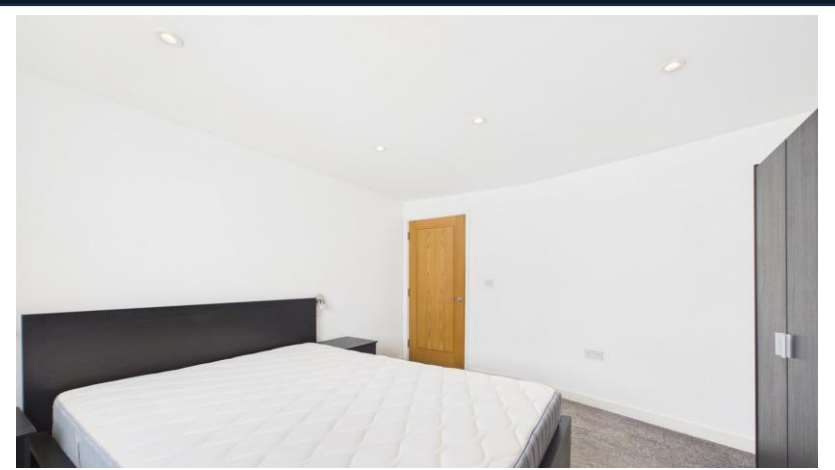
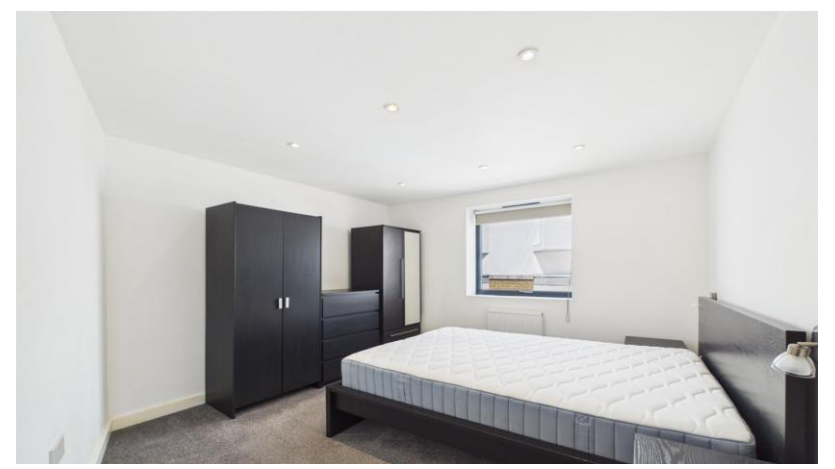
  
**samuel estates**  
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## Property Description

A beautifully presented one-bedroom apartment situated on the second floor of a sought-after development on Lambton Road, Raynes Park, SW20. The property features a bright and spacious open-plan living area with a fully integrated modern kitchen, ample space for dining, and direct access to a private balcony. Accommodation further comprises a generously sized double bedroom and a contemporary three-piece bathroom suite with a shower over the bath.

Additional benefits include double glazing throughout and secure communal storage, including dedicated bicycle storage.

Ideally located just moments from Raynes Park railway station, the property offers excellent transport connections via South Western Railway services, as well as numerous local bus routes providing easy access across London and into the City. A wide range of amenities are within easy reach, including Waitrose, independent shops, popular restaurants, and local pubs, all just a short walk away.



## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

## Material Information

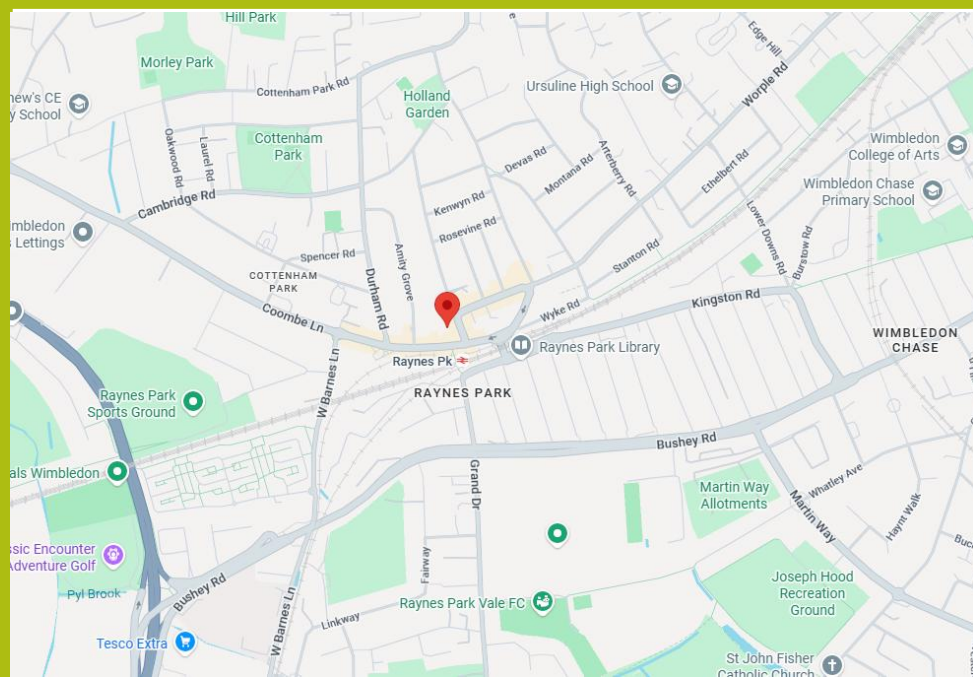
**Date Available – 02/07/2026**

**Holding deposit amount – £392**

**Security Deposit amount (Five weeks rent) – £1,961.00**

**Council Tax Band – C**

**Local Authority – Merton Council**



**Property Type**  
Flat (Second Floor)



**Construction Type**  
Brick



**Parking**  
No Parking



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric



**Broadband**  
Cable



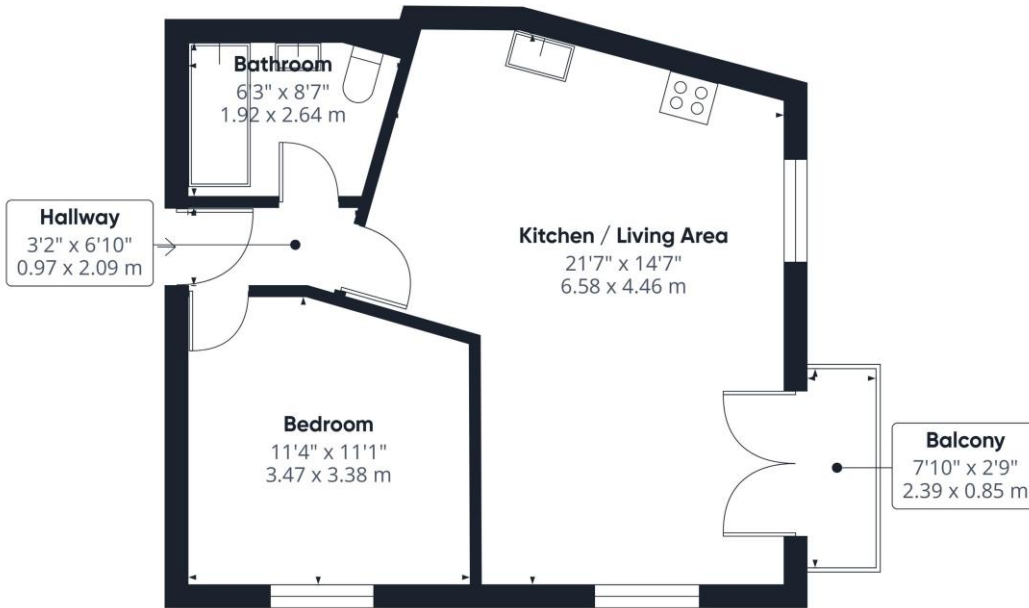
**Mobile Signal**  
Good Coverage



**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Level of Risk: None



**Proposed Development in Immediate Locality?**  
None



Approximate total area<sup>(1)</sup>  
487 ft<sup>2</sup>  
45.1 m<sup>2</sup>

Balconies and terraces  
22 ft<sup>2</sup>  
2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Balham**

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

**Colliers Wood & Wimbledon**

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

**Streatham**

432/434 Streatham High Road  
London, SW16 3PX  
☎ 020 8679 9889

