



Lambton Road, West Wimbledon, SW20 0LP

Guide Price £1,625,000 Freehold

Introducing Lambton Road...

A well presented and spacious 4 bedroom period house that has been the subject of a recent makeover in sought after Lambton Road. On the ground floor this lovely house comprises: entrance hall; reception room to the front of the house; stylish kitchen/dining/family room to the rear with glass doors to the attractive garden; a cloakroom and utility room. On the first floor are 3 bedrooms, 2 with en-suite shower rooms and a family bathroom. On the second floor is a very large bedroom, complete with dressing area and en-suite shower room.

In addition to the rear garden, there is off-street parking to the front of the house. An early inspection is highly recommended.



Welcome to West Wimbledon...



The property is situated in the much sought after Lambton Road, a prime residential address, ideally situated to take advantage of the many conveniences close at hand such as Raynes Park Station with frequent trains to Waterloo and Raynes Park Centre with a range of restaurants, coffee shops and supermarkets. Holland Gardens and Cottenham Park green spaces are also within a short walk, Wimbledon Common and Village are accessible via a brisk walk or 200 bus.

Wimbledon Town is conveniently nearby for more extensive shopping and further transport connections. Richmond Park and the river scene at Kingston with its substantial shopping centre is a short drive or 57 bus ride away. The area is blessed with flagship schools in both the state and private sectors, including Kings College & Hollymount School.

- **4 bedroom period house**
- **4 bath/shower rooms (3 en-suite)**
- **Reception room**
- **Well appointed kitchen/dining/family room**
- **Cloakroom**
- **Utility room**
- **Generous garden to the rear**
- **Off-street parking to the front.**
- **Merton council tax band F**

Lambton Road





LAMBTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA :
1818 SQ FT- 168.90 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.

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 the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.

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 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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Proposed	Very environmentally friendly - lower CO ₂ emissions	Current	Proposed
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales		EU Directive 2002/91/EC	
		70		83	

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