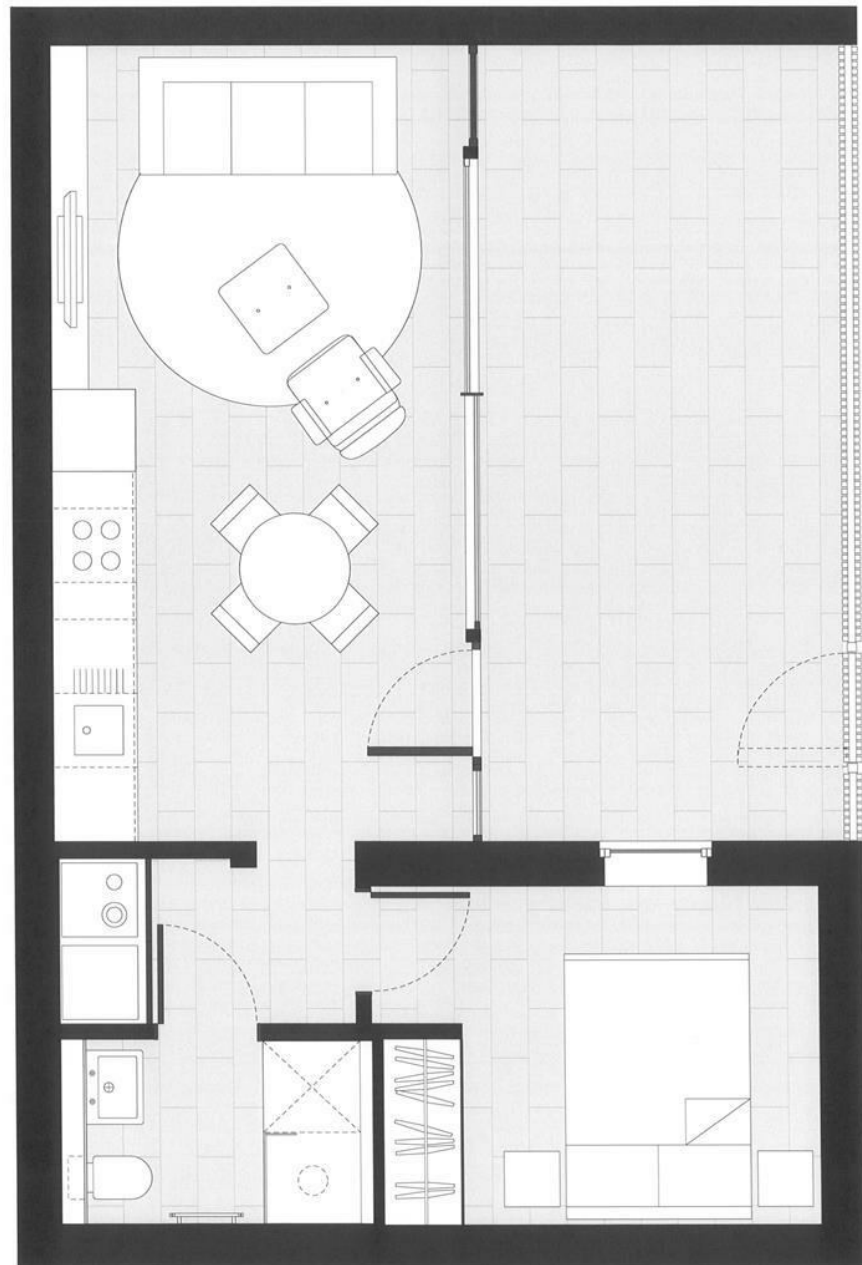




Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, 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, London, SW20 0LP
 Guide Price £525,000 Freehold



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for
 Sale

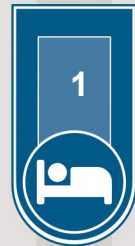
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THE LOCATION

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.



THE PROPERTY

A new development of three, one bedroom freehold houses in the sought after location of Lambton Road. Arranged over the ground floor only, these beautifully finished houses offer great light and privacy and comprise: open plan living/dining/kitchen with large glass patio doors to the private garden terrace; a double bedroom with fitted wardrobes and a shower room. Approximately 425 ft2.

The south westerly facing garden terrace to the front of the house is completely private and offers good entertaining space.

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		

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.