

## LAMBTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA :  
 1220 SQ FT- 113.30 SQ M (EXCLUDING EAVES / SUMMER HOUSE)  
 EAVES AREA : 214 SQ FT- 19.9 SQ M  
 SUMMER HOUSE AREA : 45 SQ FT- 4.20 SQ M  
 TOTAL AREA : 1479 SQ FT- 137.4 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.

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

£1,250,000 Freehold



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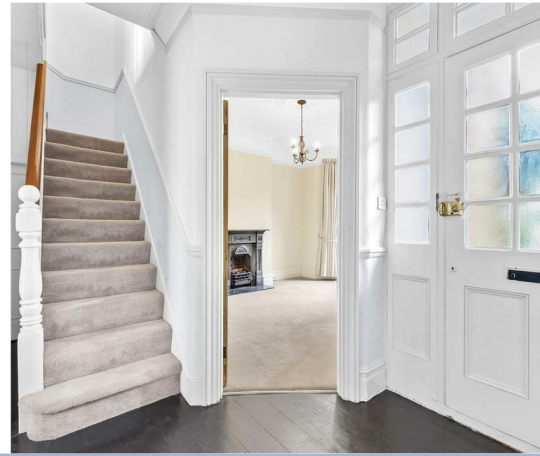
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for Sale

Fuller Gilbert  
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management

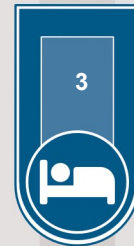


THE LOCATION

The property is situated in the much sought after Lambton Conservation area and is well placed for access into Raynes Park with its commuter station offering a frequent service to Waterloo with an onward connection to The City and useful shops and businesses.

The area is also well regarded for its 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.



THE PROPERTY

This delightful period property has much charm and original features and has been recently updated to create a wonderful family house for modern living. There is a useful porch with tessellated floor, bright original front door leading to a square reception hall with substantial under stairs storage. There is a good sized front reception room, and at the heart of the property is the kitchen/diner room which leads to a garden/family room with utility area with lovely herringbone wooden floor and on, out to the superb landscaped garden with a beautiful summerhouse. Upstairs are three good size bedrooms and bathroom. From the back bedroom there is a spacesaver staircase up to the loft, which is a very useful hobbies room with abundant storage and can be used as a very spacious office space. There is also a pretty front garden with off street parking.

This lovely property is being offered for sale with No Onward Chain. Early viewing recommended!

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.

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	66	83
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	