



JAMES  
ANDERSON



## FOR SALE

**£350,000**

### Lambert Avenue, Richmond, TW9

This bright and spacious top-floor flat is located in a quiet cul-de-sac on the borders of East Sheen and Richmond. With close to 500 sqft of accommodation the property is filled with natural light and is beautifully presented throughout. It features an open-plan living/dining area that flows seamlessly into a modern fitted kitchen with utility space, a generously sized bedroom with fitted wardrobes, a stylish shower room and additional built-in storage including access to the loft (not demised to the property), making the space exceptionally practical.

Ideal as a first-time purchase or buy-to-let investment, the flat benefits from low running costs and off-street parking for residents. The location offers excellent amenities, with East Sheen nearby, including Waitrose, gastro pubs, restaurants, and coffee shops. Bus routes to Richmond, Putney, Barnes, and Hammersmith are easily accessible.

Lease remaining: 172 years (approx)

Service charge: £800 - £1,200 per year (approx)

Ground rent: £10 per year



One Double Bedroom



Modern Bathroom



Fully Refitted Kitchen With Separate Utility



South Facing Reception Room With Space For Dining



Leasehold | EPC C | Council Tax Band C



0.7 Miles To Mortlake Train Station



Top Floor Apartment



Cul-De-Sac Location



Residents Off Street Parking

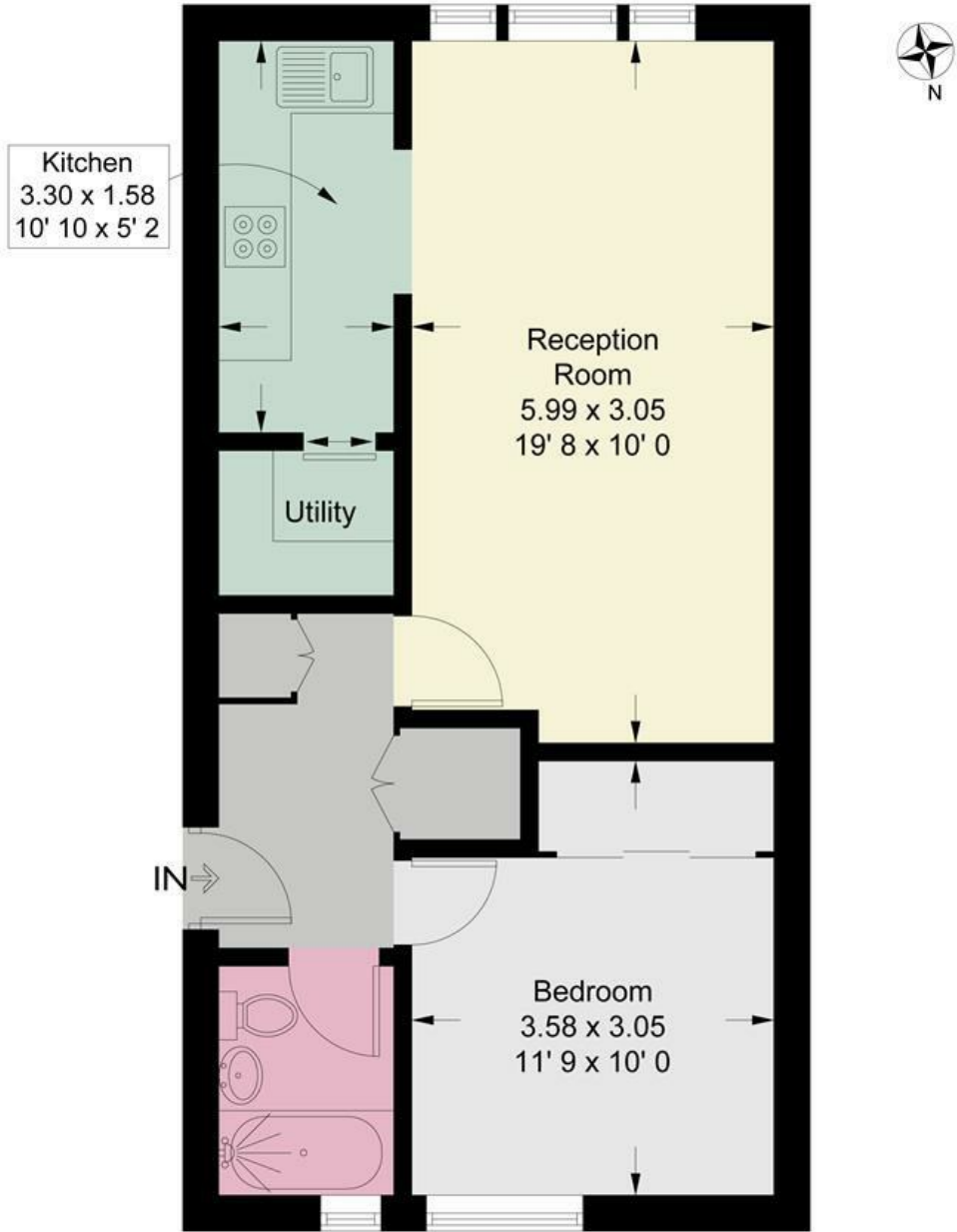


Access To Communal Terrace & Gardens



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 6611



Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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			
		77	79
England & Wales		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	

