



JAMES
ANDERSON



TO LET

Lambert Avenue, Richmond, TW9

£1,750 Per Month

Per Month

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, making the space exceptionally practical. The flat benefits from 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.



Bedroom with Built-In Wardrobes



Stunning Shower Room



Reception with Dining Space



Fully Fitted Kitchen with Separate Utility



EPC C | Council Tax C | Holding Deposit £403.84



Mortlake Station 0.7 Miles



Excellent Local Schools



Residents Off Street Parking



Access to Communal Terrace and Gardens

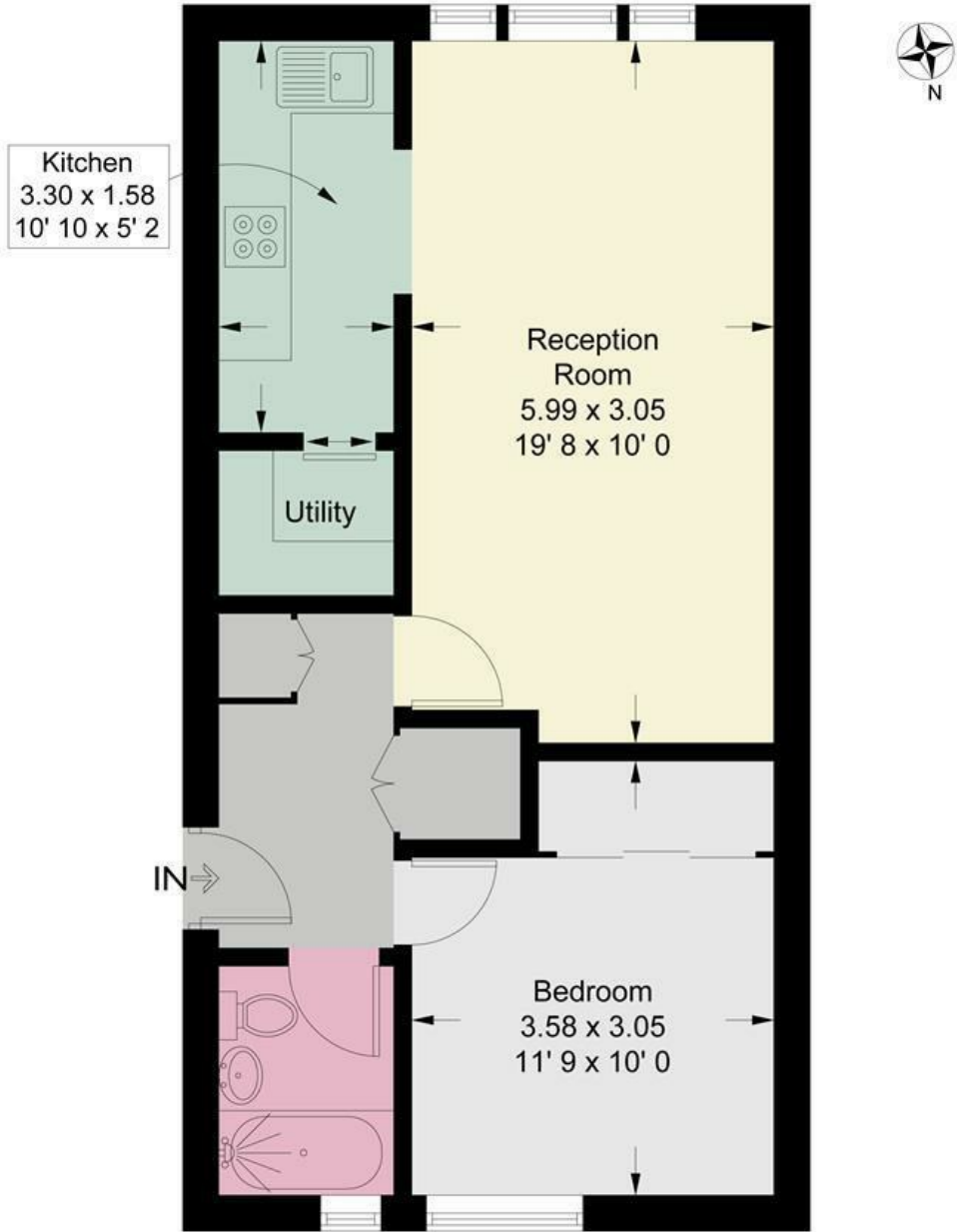


Deposit £2019.23 | Minimum Term 12 Months



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

0208 876 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	
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	

