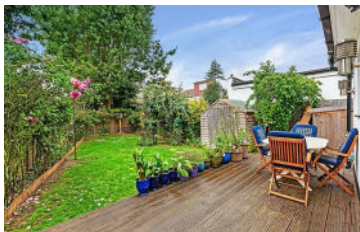




JAMES  
ANDERSON



## FOR SALE

**£995,000**

Lambert Avenue, Richmond, TW9

Offers In The Region Of

A wonderful four bedroom semi-detached family home with a west facing garden. This stunning property has been extended and meticulously refurbished throughout to offer four good sized bedrooms, three bathrooms (one en-suite), a separate porch, separate utility room and a gorgeous extended family living area with bi-folding doors that open out to a mature west facing garden. There is also further potential to extend the accommodation into the loft (subject to the usual local authority consents). The property is located within circa 1.2 miles of both Richmond Park and Royal Botanic Gardens Kew. Lambert Avenue is well positioned for a number of outstanding Ofsted rated schools including Marshgate, Holy Trinity and Grey Court. The commuter is equally well catered for with Richmond, Kew and North Sheen stations close to hand with additional excellent bus services to Central London.



Four Bedrooms



Three Bathrooms



Open Plan Kitchen / Living Area



High End Kitchen With Appliances



EPC Rating D



North Sheen Station Nearby



Excellent Local Primary Schools



Residential Location



West Facing Garden



Potential To Extend (STP)



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

020 8876 6611



**First Floor**  
513 sq ft / 47.7 sq m

## Lambert Avenue

Approximate Gross Internal Area = 1364 sq ft / 126.8 sq m

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

