



**JAMES
ANDERSON**



FOR SALE

£875,000

Lambert Avenue, Richmond, TW9

A wonderful three bedroom family home with a stunning kitchen extension, off street parking and a large south facing garden. This beautiful property has been extended and meticulously refurbished throughout to offer three good sized bedrooms, one family bathroom, a separate porch, separate utility room and a gorgeous extended family living area with folding doors that open out to a mature south facing garden. Furthermore, there is off street parking for two cars and an electric vehicle charging point. Lambert Avenue 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.



Three Bedrooms



One Family Bathroom



Open Plan Reception Room



Extended Kitchen / Family Room



EPC Rating D



North Sheen Station



Excellent Local Schools Nearby



Popular Residential Location



Off Street Parking



South Facing Garden



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

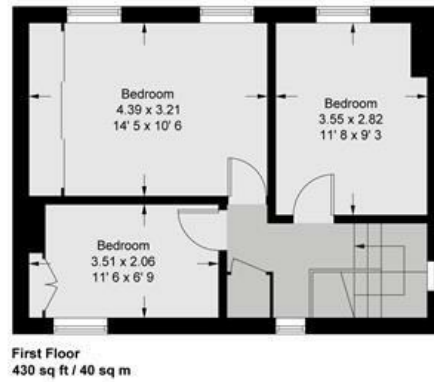
020 8876 6611

Lambert Avenue

Approximate Gross Internal Area = 1224 sq ft / 113.8 sq m
(Excluding Shed / Garden House)



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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			87
(81-91) B			
(69-80) C			
(55-68) D		57	
(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	

