



**JAMES  
ANDERSON**



## TO LET

Lambert Avenue, Richmond, TW9

## £2,500 Per Month

Per Month

Ideally situated for North Sheen train station (Zone 3) and Outstanding Ofsted Schools, the property offers three bedrooms, lounge, conservatory, kitchen, family bathroom and a large well established south facing rear garden. Other benefits include double glazing throughout, gas central heating and easy access to the shopping of Richmond and Sheen. Lambert Avenue is a residential road in North Sheen close to excellent local schools including Marshgate, Holy Trinity and Darell Primary.



Three Bedrooms



One Bathroom



One Reception Room



Fully Fitted Kitchen



EPC Rating D / Council Tax Band D / Holding Deposit £576.92



North Sheen Station



Holy Trinity School Catchment



Popular Residential Location



South Facing Garden



Deposit Required £2,884.61



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

0208 876 6611

# Lambert Avenue

Approximate Gross Internal Area = 996 sq ft / 92.5 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>62</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

