



Lambert Avenue, RICHMOND TW9 4QR



welcome to

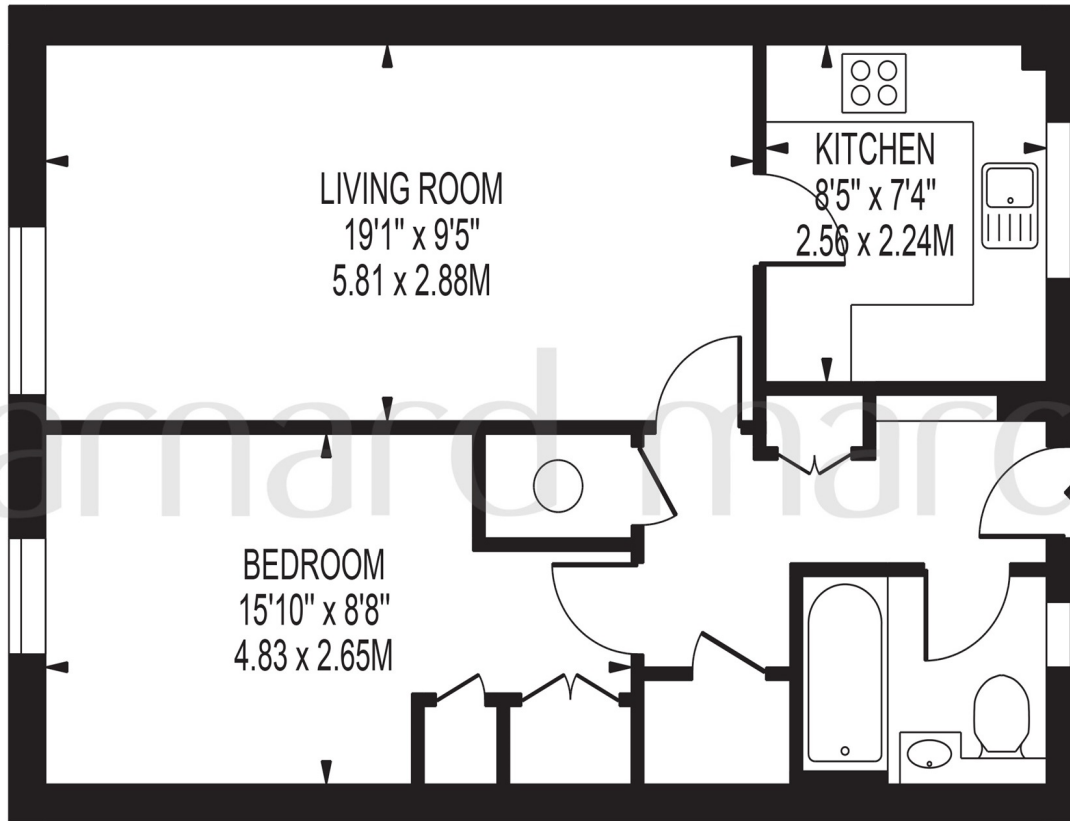
Lambert Avenue, RICHMOND

An exceptionally spacious well presented first floor 1 bedroom flat, in a well managed block. Added benefits include on site parking, communal gardens, excellent location for local amenities and transport links. Long lease. Call today for a viewing.



LAMBERT AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 498 SQ FT - 46.27 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

An exceptionally spacious, nearly 500 square foot, 1 x double bedroom first floor flat in this well managed block. Having a 19' Reception room and separate modern kitchen. The flat also has a great modern shower room. Other benefits include on site parking, communal drying area, communal gardens. The property has a long lease and reasonable service costs. This is a superb first time purchase or investment. Local transport links are at hand, in Kew there is the District line and at Mortlake overland into Waterloo. The flat is presented in very good order and should be viewed to be appreciated. Lease 215 years from March 1983. Lease has 173 years Remaining. Service Charge £1250 pa. Council tax- C EPC- E

welcome to

Lambert Avenue, RICHMOND

- Exceptionally Spacious Flat
- 1 double bedroom
- Modern Kitchen and Shower room
- 19 foot Reception room
- Well presented, Double glazed

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 1235.15

Ground Rent: £0

This is a Leasehold property with details as follows; Term of Lease 215 years from 07 Mar 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£340,000



view this property online [barnardmarcus.co.uk/Property/SHN106274](https://www.barnardmarcus.co.uk/Property/SHN106274)

Please note the marker reflects the postcode not the actual property



Property Ref:
SHN106274 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


barnard marcus



020 8876 0152



EastSheen@barnardmarcus.co.uk



371 Upper Richmond Road West, East Sheen,
LONDON, SW14 7NX



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)