



LAMBTON ROAD, SW20
£850,000 LEASEHOLD

A MODERN TWO-BEDROOM PURPOSE-BUILT APARTMENT

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DESCRIPTION:

This modern two-bedroom purpose-built apartment features a bright and spacious open-plan kitchen and reception room, complete with tiled flooring, recessed lighting, and three Juliet balconies. The contemporary kitchen includes an island, a range of sleek gloss wall and base units with tiled splashback, white countertops, and integrated Siemens appliances.

The master bedroom boasts tiled flooring, recessed lighting, built-in wardrobes, and a stylish fully tiled en suite shower room with a modern three-piece suite. It also enjoys the added benefit of a private terrace, perfect for relaxing. The second bedroom is equally bright, offering tiled flooring, two Juliet balconies, recessed lighting, and built-in wardrobes.

The main bathroom is fully tiled and fitted with a contemporary three-piece suite, a walk-in shower, and modern fixtures. There is also an additional WC conveniently located in the hallway.

Further benefits include air conditioning, underfloor heating throughout, secure underground parking, and dedicated bike storage.

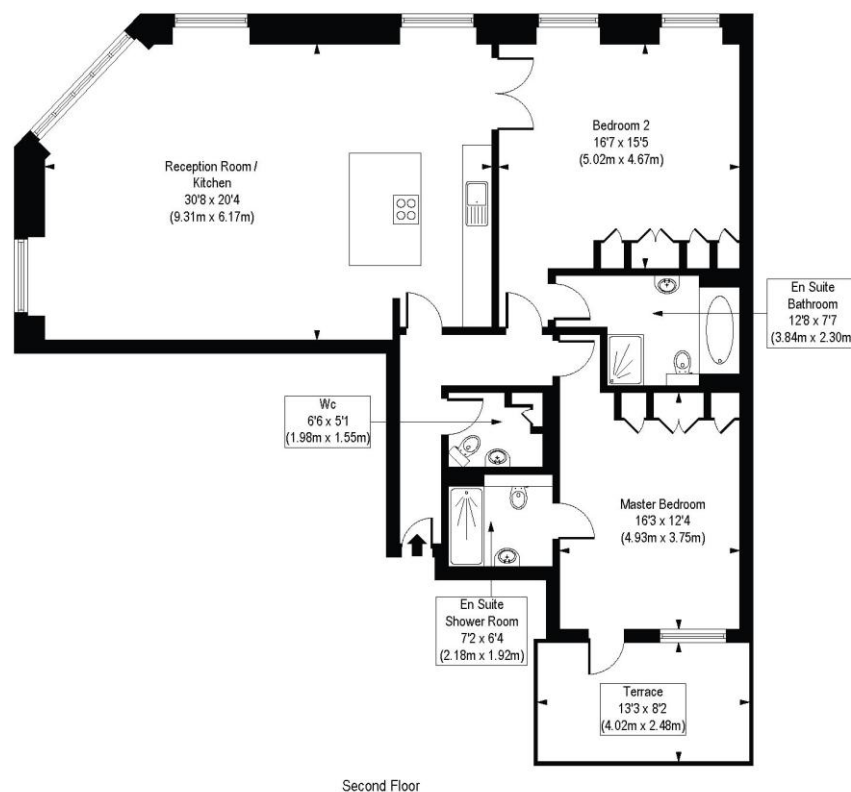
Lambton Road is located in the desirable Raynes Park area of the London Borough of Merton, close to Wimbledon. This leafy, well-connected neighbourhood offers an appealing mix of suburban tranquillity and city convenience, with a variety of shops, cafés, and restaurants nearby. Excellent transport links provide quick access into central London, while green spaces such as Wimbledon Common and Cannon Hill Common are within easy reach. The area is known for its strong community feel, attractive period and modern homes, and a selection of well-regarded schools, making it a sought-after location for both professionals and families.

Merton Council Tax Band: F



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Approx. Gross Internal Floor Area 1172 sq. ft / 128.25 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Leasehold

Term: 111 year and 11 months

Service Charge: TBC

Ground Rent: TBC

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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