

# HAM, RICHMOND

## £445,000 : LEASEHOLD



**PERRYFIELD WAY, HAM, RICHMOND UPON THAMES, TW10 7SL**



**A STYLISHLY UPGRADED 2 DOUBLE BEDROOM DUPLEX MAISONETTE overlooking a lawned square at the quiet cul de sac end of a popular leafy road in Ham Riverside Village.**

Private entrance door and hall lobby at ground level : Stairs up to generous accommodation over the upper two floors.  
*Double aspect open plan lounge/kitchen/dining room with elegant herringbone oak flooring, front bay and bench seat, smart kitchen area with fitted units and peninsula, porcelain sink, integral fridge, freezer, hob, oven and dishwasher.*  
Separate utility cupboard off the landing with washing machine and efficient Worcester Greenstar boiler.  
Double glazed windows throughout and *high EPC rating of 75.*

*Generous main bedroom and second double bedroom both with inbuilt wardrobe cupboards.*  
*Remodelled and refurbished contemporary bathroom with both a bath and a walk in shower enclosure.*  
Useful storage loft.

***Extended lease with over 950 years remaining and low outgoings - service charge £411pa.***

Lovely location near Ham House (NT), allotments, horse paddocks, children's playground, tennis courts and the open spaces of Ham Riverside Lands. Choice of nearby nurseries and primary schools and within reach of sought after Ofsted 'Outstanding' rated Grey Court School and the German School.

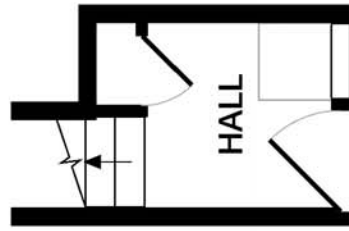
Within reach of shopping at St Richard's Square including a Tesco Express, Swiss bakery, pharmacy and Post Office.



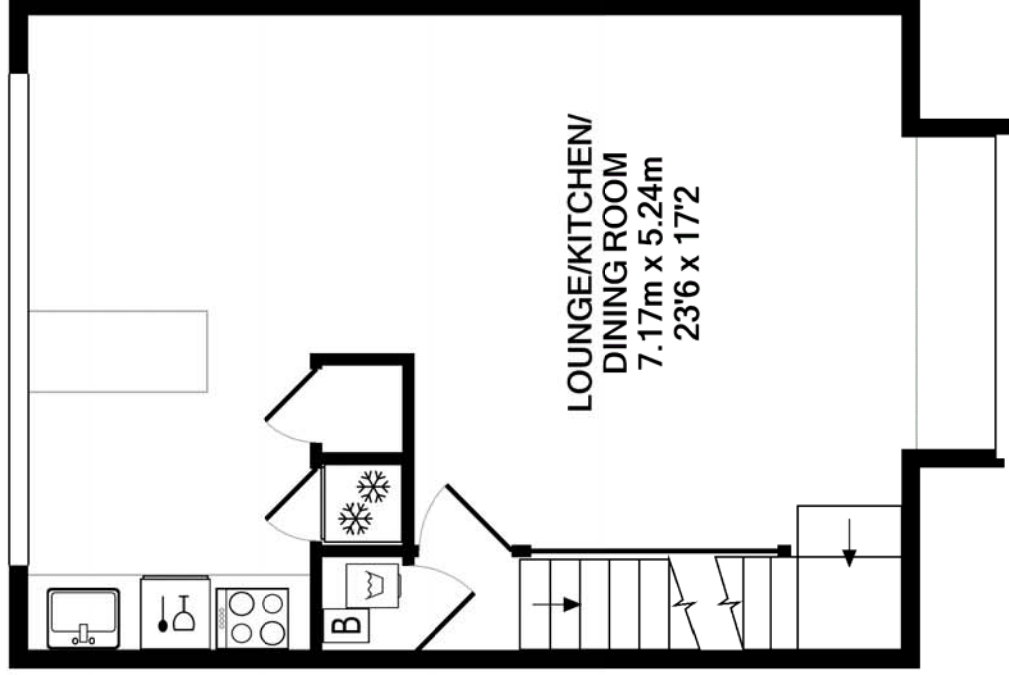
Tel: 020 8549 5099



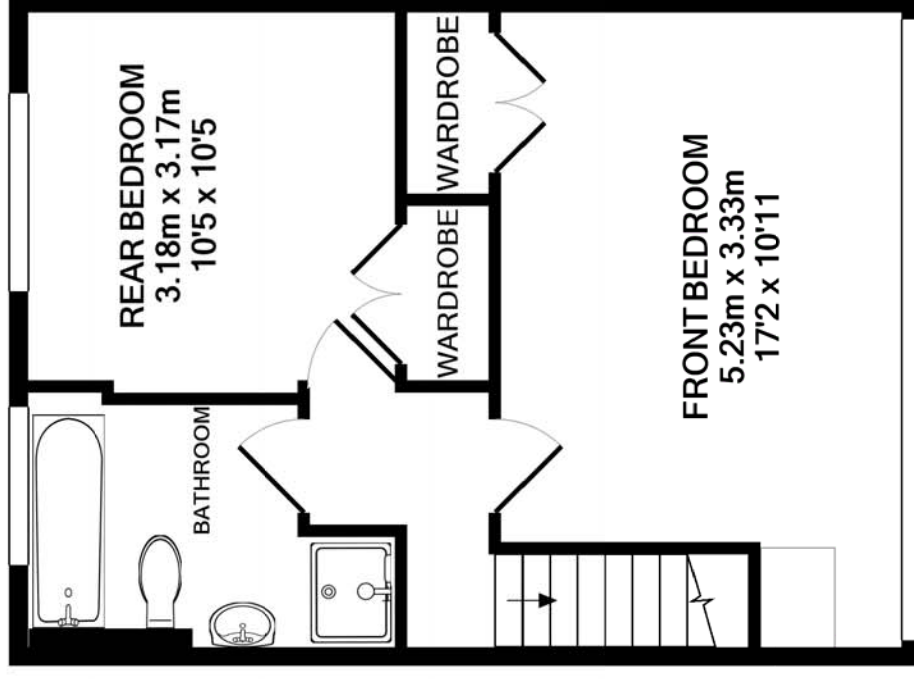
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GROUND FLOOR  
APPROX. FLOOR  
AREA 3.9 SQ.M.  
(41 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 39.7 SQ.M.  
(427 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 37.4 SQ.M.  
(403 SQ.FT.)

TOTAL APPROX. FLOOR AREA 81.0 SQ.M. (872 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



## **ENTRANCE PORCH:**

Entrance door into...

## **LOBBY and STAIRS :**

Double glazed frosted window to front, display shelf, door to store/meter cupboard, stairs leading up to first floor landing with door to ...

## **UTILITY CUPBOARD**

Wall mounted Worcester Greenstar condensing boiler, space and plumbing for washing machine.

## **DOUBLE ASPECT OPEN PLAN LOUNGE/KITCHEN/DINING ROOM**

**Abt 23 ft 6 x 17 ft 2 max (7.17m x 5.24m max)**

Double glazed square bay window to front aspect with bench seat, herringbone oak flooring, two radiators, double glazed windows to rear aspect, dining area with space for table and chairs, peninsula unit/servery with cupboards under, fitted kitchen units at eye and base level, worktop with inset porcelain sink, door to pantry cupboard, integral fridge freezer, inset hob with hood over, inbuilt oven. integral dishwasher.







## **STAIRCASE FROM LOUNGE TO SECOND FLOOR LANDING:**

Trap door to loft, air circulation unit.

## **FRONT BEDROOM:** Abt 17 ft 2max x 10ft 11 (5.23m max x 3.33m)

Room width double glazed windows overlooking the square to front aspect, herringbone oak floor, radiator, double doors to in built wardrobe cupboard with hanging rail and shelving over in addition to room dimensions.



**REAR BEDROOM:**    Abt 10 ft 6 x 10 ft 5 ( 3.19m x 3.18m)

Double doors to inbuilt wardrobe cupboard with hanging rail and shelving over in addition to stated room dimensions., radiator, wood floor, double glazed window to rear aspect with horizon views towards Star and Garter and Richmond Park.



**BATHROOM:**

Bifold doors to walk in shower enclosure, trough sink, WC, panel enclosed bath, part tiled walls, heated towel rail, double glazed window.





## **GARAGE:**

In battery with up and over door.



**CHARGES:** There is an annual payment to Ham Riverside Lands Ltd of £448 (2021/22) for the upkeep of communal areas.

**LEASE:** 999 years from 25th March 1964

### **ADVICE TO BUYERS:**

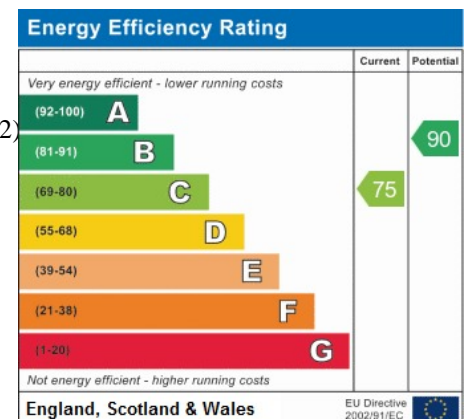
Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist Assessment.

### **DISCLAIMER:**

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### **Ref: 2296**

These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract. All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture. None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition. As a guide to prospective buyers, we have been advised by the vendor regarding the service charge but we have not inspected any accounts and we do not know their terms and conditions. Prospective buyers and their legal advisers will have to establish the exact outgoings and obligations prior to any legal



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