

# OFF HAM COMMON

## £765,000

## SHARE OF FREEHOLD

**MERVYN  
SMITH**  
estate agents and valuers

**BISHOPS CLOSE HAM, RICHMOND UPON THAMES, TW10 7DF**



**An Elegantly Extended and Remodelled 2 BEDROOM 2 BATHROOM GROUND FLOOR MAISONETTE with a secluded SOUTHWESTERLY FACING PRIVATE REAR GARDEN.**

*Nestled in a prime residential close just moments from the picturesque open spaces of Ham Common with its iconic Village Pond and Cricket Square. This corner of the Common also hosts the traditional village pub and bus stops with 24 hour services between Richmond & Kingston, whilst crossing the road here leads up Ham Gate Avenue into Richmond Park.*

**The property benefits from a SHARE OF THE FREEHOLD.**

Expanded kitchen /dining room over 27 feet with a range of quality integral appliances, modern German fitted kitchen units and a bright dining area with French doors to the garden.

Stylish lounge over 17 feet.

Super main bedroom with French doors to the patio, a substantial range of fitted wardrobe cupboards, and an en suite shower room : Double aspect 2nd bedroom with fitted wardrobe cupboards.

Gas central heating system with an efficient condensing combi boiler : Double glazed windows and doors. Sound proofed to both the upstairs and the party walls.

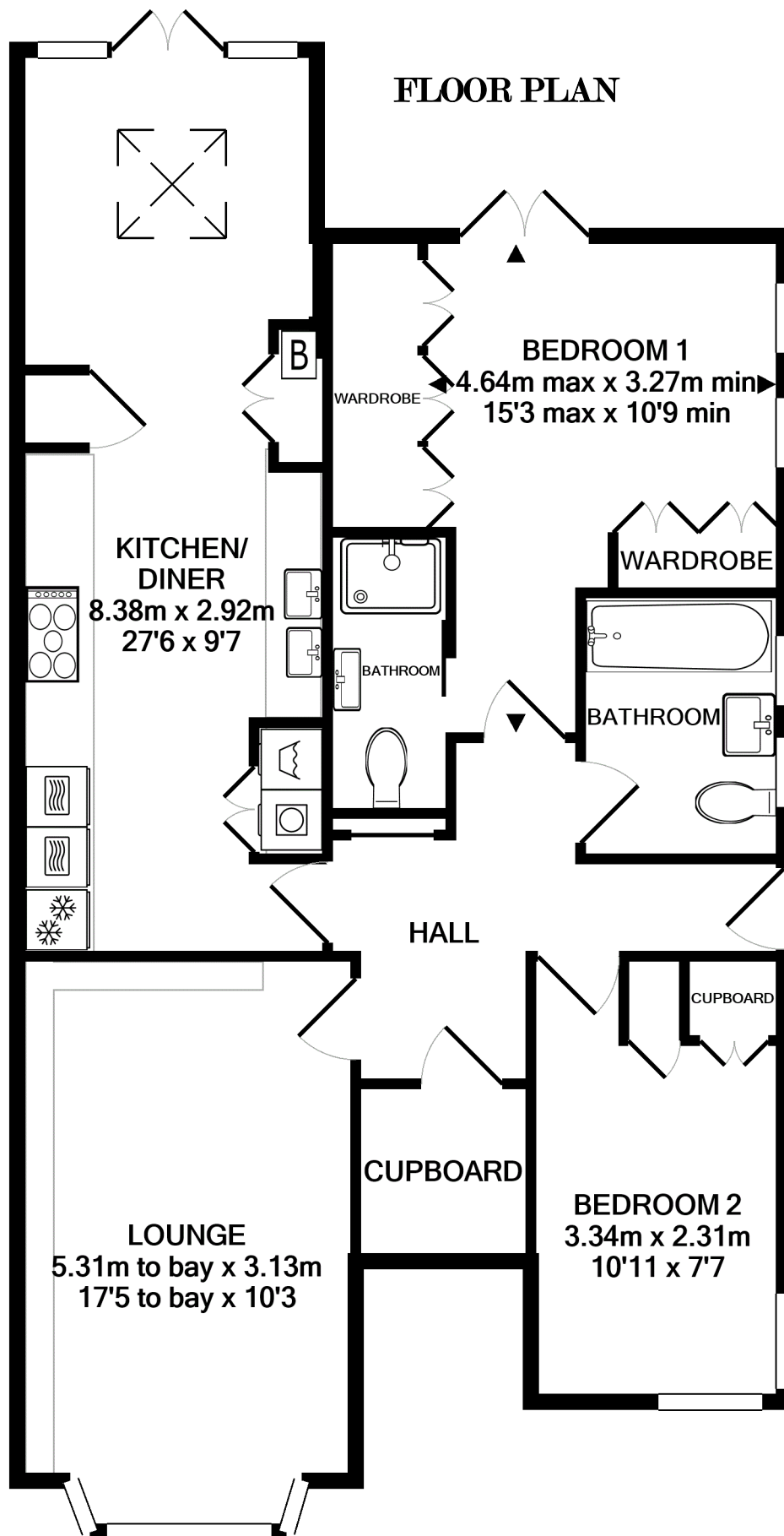
Immaculately presented and upgraded throughout by the current owners to an exacting standard.



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[www.mervynsmith.com](http://www.mervynsmith.com)



EPC Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

TOTAL APPROX. FLOOR AREA 82.2 SQ.M. (884 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

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**ENTRANCE:**

Porch to side. Entrance door with double glazed panes through into ....

**HALL:**

Cast iron style radiator, oak floor, spotlights, recessed shelving, door to deep understair cupboard.

**LOUNGE:** Abt.: 17 ft 5 into bay x 10 ft 3 (5.31 into bay x 3.13m)

Double glazed bay to front aspect, oak flooring, cast iron style radiator.





**EXTENDED KITCHEN/DINER: Abt.: 27 ft 6 x 9 ft 7 (8.38m x 2.92m)**

Modern German kitchen with fitted units to each side at eye and base level, worktops and splashbacks, inset hob, inbuilt twin ovens, integral dishwasher, fridge and freezer, pull out pantry cupboard, double doors to utility cupboard housing washing machine and dryer with shelving over, radiator, cupboard concealing boiler, spotlights, oak flooring, rear dining area with skylight dome over, space for dining table and chairs, double glazed windows and French doors out to garden.





**BEDROOM ONE: Abt: 16 ft x 10 ft (4.71m x 3.04m)**

Coving, radiator, oak flooring, two ranges of inbuilt wardrobe cupboards, two double glazed windows to side and double glazed rear windows and French doors out to patio and garden.

**EN SUITE BATHROOM:**

Panelled walls and floor, walk in shower enclosure, WC, heated towel rail, recessed shelf, wash hand basin.





**BEDROOM TWO:** Abt.: 11 ft x 7 ft 7 (3.35m x 2.32m)

Double aspect room with double glazed windows to front and side aspect, oak flooring, cast iron style radiator, triple doors to inbuilt wardrobe cupboards.



**BATHROOM:**

Two double glazed frosted windows, oak floor, tile panel enclosed bath with shower rail and curtain and rainforest shower head over, WC, trough sink with twin drawers under..





## **OUTSIDE**

Lawn with borders to front of the maisonette. Side passage round to the entrance door and side gate into

## **REAR GARDEN**

Landscaped fenced garden walled with feature paving and borders, patio and store shed to immediate rear of the main bedroom.







**TENURE** Freehold shared with the maisonette above (Lease 999 years from 29th Sept 1955). COUNCIL TAX BAND : D

**REF 2337**

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.

We have been advised by the vendor regarding the outgoing 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 rights and obligations prior to any legal commitment to purchase.

**DISCLAIMER:**

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.



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