

HAM, RICHMOND



£325,000 : LEASEHOLD

STUART HOUSE, STUART ROAD, , HAM, RICHMOND, TW10 7QS



A Bright and Well Presented Upper Floor Semi Detached Apartment in this small block of only 4 flats.

EXTENDED LEASE over 170 years with no ground rent.

Spacious refurbished bathroom with whirlpool bath and shower over.

Elegant fitted kitchen with integral appliances.

Double bedroom with inbuilt wardrobe cupboard.

Exterior storage locker.

Double glazed windows : Entryphone system : Gas central heating system.

Within reach of local shops including a Post Office, Tesco Express, pharmacy and Swiss bakery.

Nearby bus services to Richmond and Kingston.

Moments from the open spaces of Ham Riverside Lands leading across to the Thames towpath.

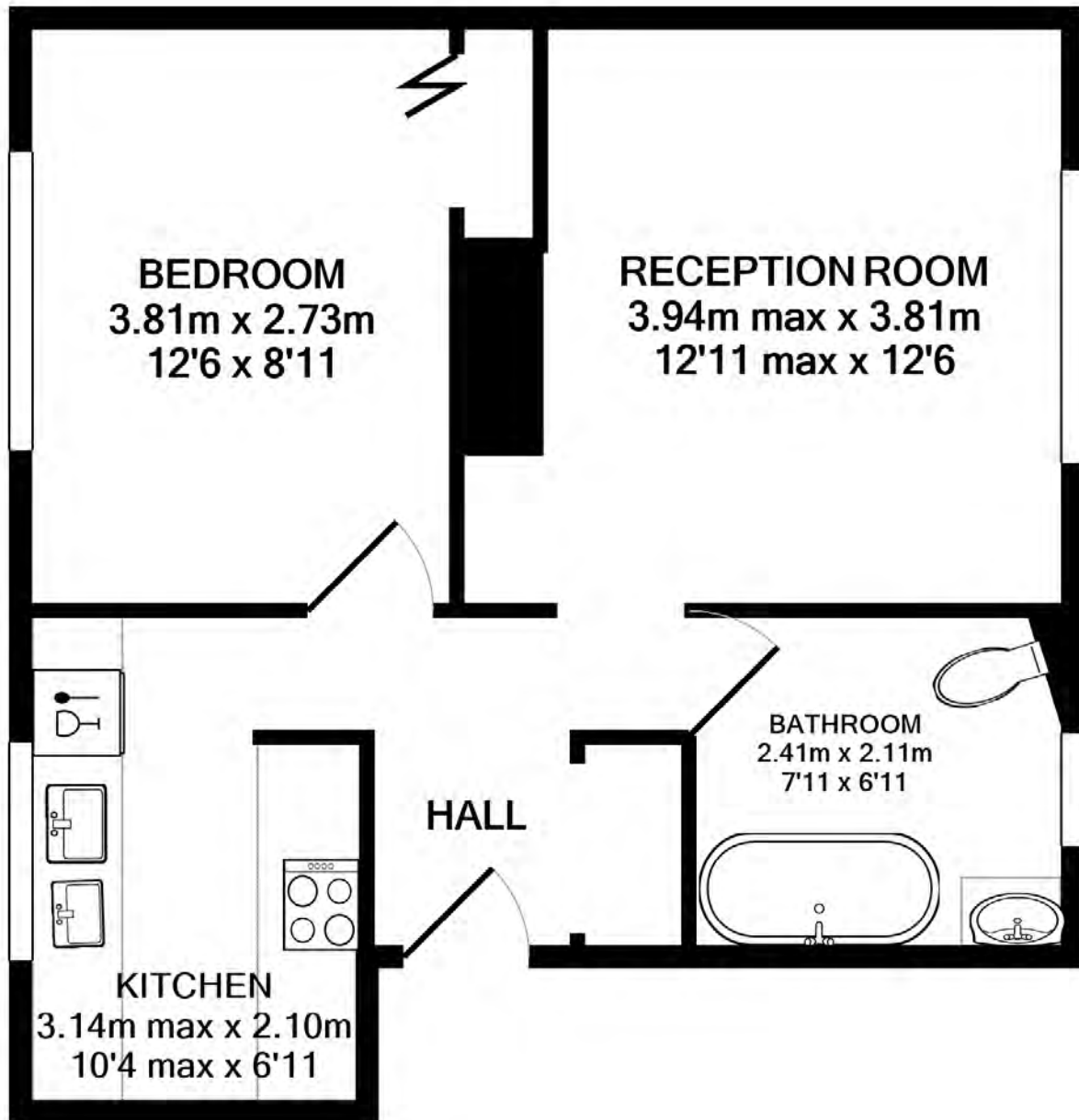


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FLOOR PLAN



TOTAL APPROX. FLOOR AREA 42.6 SQ.M. (459 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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COMMUNAL ENTRANCE DOOR:

Entry phone system, stairs to 1st floor landing.

ENTRANCE HALL:

Entry phone handset, storage/cloaks recess, radiator, tiled floor.

RECEPTION ROOM: Abt. 12 ft 11 max x 12 ft 6 (3.94m max x 3.81m)

Double glazed window to front aspect, spotlights, radiator.



BEDROOM: Abt. 14 ft max into wardrobes x 10 ft 1 (4.26m max into wardrobes x 3.08m)

Double glazed window, storage heater, sliding mirrored doors to built in wardrobes with full and half hanging & shelving.

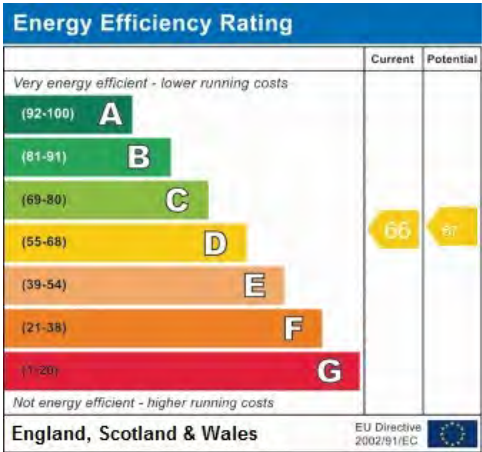


BATHROOM: Abt. 7 ft 11 x 6 ft 11 (2.41m x 2.11m)

White suite comprising jacuzzi style bath with shower screen and shower over, wash hand basin with cabinet under and WC. Heated towel rail, tiled floor, part tiled walls, double glazed frosted window.



KITCHEN: **Abt. 10 ft 4 max x 6 ft 11 (3.14m x 2.10m)**
Double glazed window to rear aspect, range of fitted units to two sides at eye and base level, work surfaces and upstands, inset double bowls, inset hob, inbuilt oven, integral dishwasher. Tiled floor.



OUTSIDE:

Communal garden area to rear with clothes drying lines.



PRIVATE STORE LOCKER:

The locker belonging to the apartment is the left end one.



TENURE Lease of 215 years from October 24th 1983.

COUNCIL TAX BAND: **BAND B** (London Borough of Richmond upon Thames)

REF: 2369

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 outgoings but we have not inspected any accounts and we do not know their terms and conditions.

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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