

**HAM, RICHMOND**

**£ 675,000**

**SHARE OF FREEHOLD**



**PARKLEYS, HAM, RICHMOND UPON THAMES, TW10 5LX**



**A RARELY AVAILABLE THREE BEDROOM GROUND FLOOR APARTMENT STYLISHLY RENOVATED THROUGHOUT AND WITH THE BENEFIT OF FRENCH DOORS OFF THE LOUNGE TO THE GARDENS.**

**Enjoying a lovely setting facing a leafy courtyard garden in this iconic mid century development. Parkleys is a Richmond Borough Conservation Area and is Grade II listed by English Heritage as the first 'Span' development by pioneering architect Eric Lyons.**

This spacious apartment over 1000sq ft offers entrance hall, bright double aspect lounge and dining areas, stylish kitchen/breakfast room, 2 double bedrooms and generous single 3rd bedroom plus a smart bathroom. The elegant refurbishment includes updated wiring, elegant oak flooring, neutral décor, bespoke wardrobes to main bedroom and a gas central heating system with an efficient Vaillant ecoTEC Pro condensing boiler.  
*The apartment enjoys an attractive East / West orientation with afternoon and evening sun to the lounge and gardens.*

The property includes two private exterior storage lock ups.

**A GARAGE to the rear of the flat is also available subject to separate negotiation.**

The garage has an interior electricity supply, power points and light.

Offered with the advantage of a long lease over 950 years plus a ***SHARE OF THE FREEHOLD***.

Near the open spaces of Ham Common with its traditional village pond, pub and cricket square. Also within reach of Richmond Park. Near local shops, deli, coffee shops and other facilities on Ham Parade + 24 hour bus services to Richmond and Kingston. Within reach of several sought after schools including Ofsted Outstanding Grey Court School, The Kingston Academy, Fernhill School, the German School and high achieving Tiffin Girls School.



Tel: 020 8549 5099



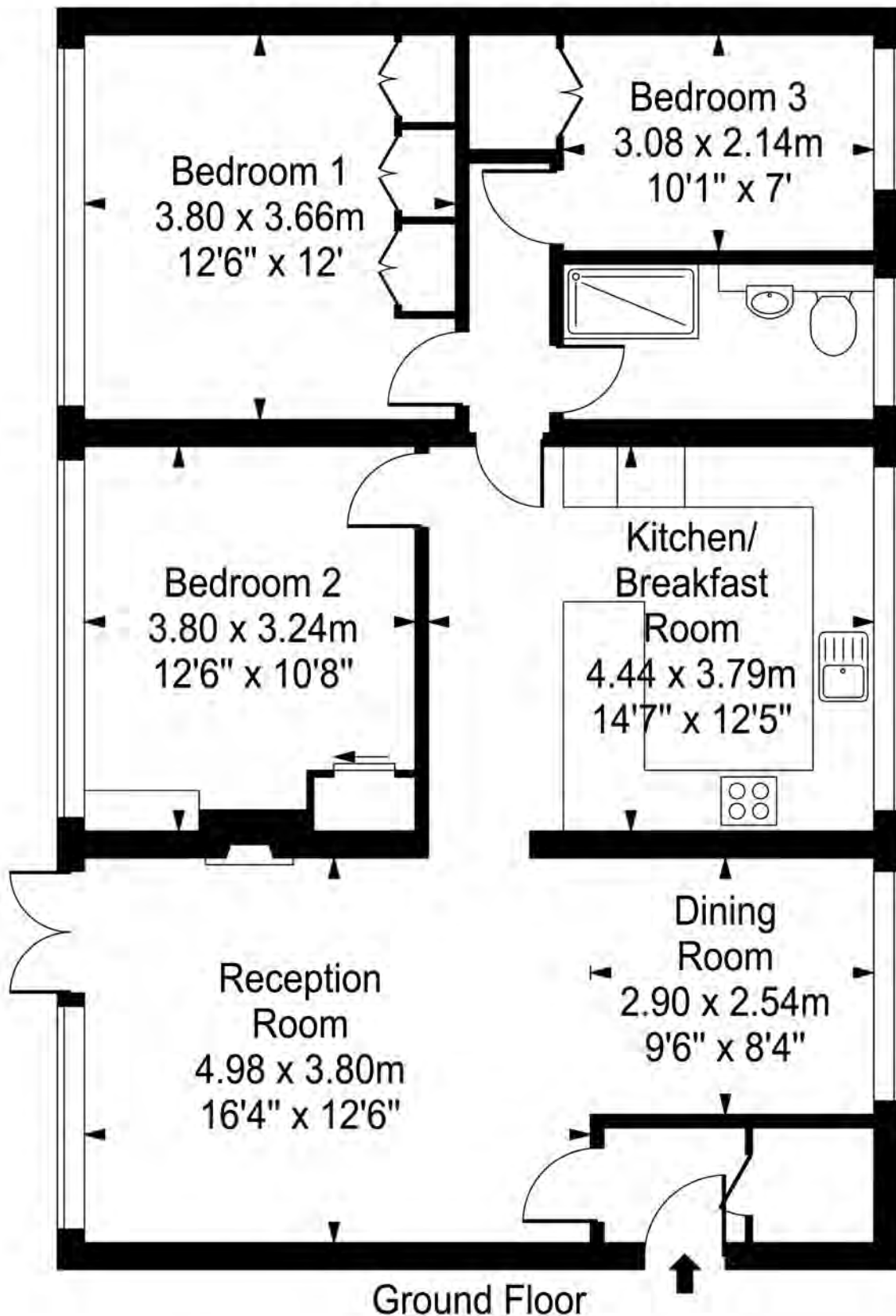
[www.mervynsmith.com](http://www.mervynsmith.com)



# Brooke Court

Approx. Gross Internal Area

93 Sq M - 1002 Sq Ft



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.

Floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)



**COMMUNAL ENTRANCE:**

Paved communal area with door to

**PRIVATE LOCK-UP STORE/ CUPBOARD:** abt. 6 ft 8 x 3 ft 4 (2.02m x 1.03m)

(to the left of the entrance) Suitable for bikes, buggies or storage.

Entrance door to

**HALL:**

Oak flooring, radiator, door to

**UTILITY/STORE CUPBOARD:**

Shelving, wall mounted Vaillant EcoTEC pro condensing combi boiler.

**RECEPTION ROOM:** Abt. 16ft 4 x 12 ft 6 (4.98m x 3.80m)

Oak flooring, radiator, gas fire with natural flame in feature fireplace, surround and marble hearth.

French doors and windows onto front gardens, open plan to the dining area.





**DINING ROOM:** Abt. 9 ft 6 x 8 ft 4 (2.90m x 2.54m)  
Oak flooring, radiator, windows to rear aspect.





**KITCHEN/BREAKFAST ROOM:** Abt. 14 ft 7 x 12 ft 5 (4.44m x 3.79m)

Tiled flooring to kitchen area with units fitted at eye and base level. Fitted worktops and upstands, peninsula servery/informal dining table. Inset John Lewis gas hob, inbuilt double oven, inset one and a half bowl sink unit, spaces for washing machine, fridge freezer and dishwasher, pantry cupboard, windows to rear garden area.



**BEDROOM TWO:** Abt. 12 ft 6 x 10 ft 8 (3.80m x 3.24m)

Window to courtyard aspect, door to inbuilt shelved cupboard, double doors to cabinet, wall light, radiator, oak flooring.





*Inner lobby off the kitchen breakfast room with doors to the Bathroom, Bedroom1 and Bedroom 3.*

**BEDROOM ONE:** Abt. 12ft 6 x 12ft (3.80m x 3.66m)

Windows to garden aspect, three double doors to bespoke inbuilt wardrobe cupboards with hanging and shelving, radiator, oak flooring, wall light.



**BEDROOM THREE:** Abt. 10 ft 1 x 7 ft (3.08m x 2.14m)

Window to rear aspect, double doors to inbuilt wardrobe cupboard with hanging and shelving, radiator, oak flooring.





### **BATHROOM:**

Walk in shower with glass screen, tile surround, pedestal wash hand basin, fitted mirrored cupboard over with inset lighting, WC, heated towel rail, tiled flooring, frosted window.



### **OUTSIDE:**

### **COMMUNAL GARDENS:**





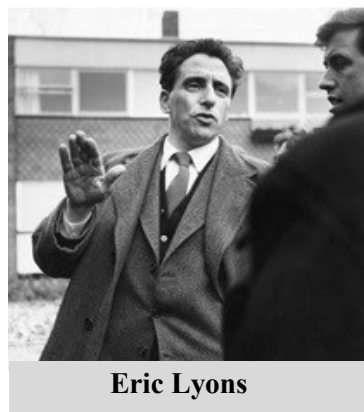
**GARAGE No.17:** abt. 18 ft 3 x 9 ft 1 (5.58m x 2.75m) available to purchase subject to separate negotiation. Brick built garage with double entrance doors and 2 power points. The garage has its own Land Registry Title. The garage is located to the rear of the apartment facing a forecourt with a water supply.



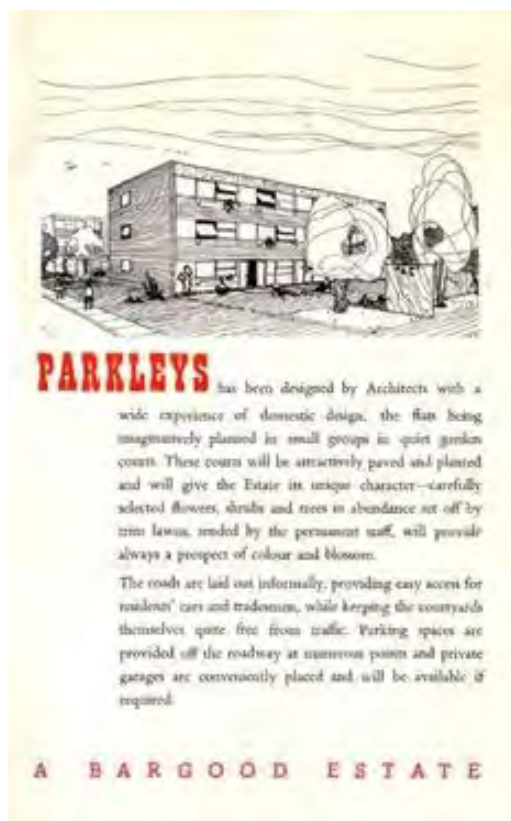
To the left of the garage battery is a second **PRIVATE LOCK-UP STORE/ CUPBOARD:**

### **CONSERVATION AREA & LISTING:**

Parkleys is a London Borough of Richmond Upon Thames Conservation Area (No.67). It is Grade II listed by English Heritage as the first major 'Span' development by ground-breaking architect Eric Lyons, President of RIBA (Royal Institute of British Architects) 1975-1977. He worked under Walter Gropius (founder of the Bauhaus) and became noted for progressive developments with signature attention to landscape and community, blending modernism with more traditional building elements like tile hanging and stock brick. Beginning with Parkleys in 1955-6, his practice gained many awards and as recently as 2005, Span received a special Housing Design Award for schemes meeting the Sustainable Communities Plan. For further reading see *'Eric Lyons and Span'* by Barbara Simms, RIBA Books 2006 or view a youtube video at <https://youtu.be/wwc6-rPp35g>







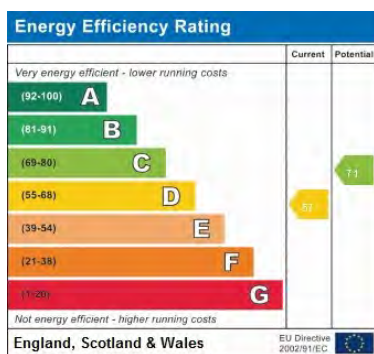
### **MAINTENANCE:**

£600 per quarter to include building insurance, communal lighting and cleaning, general maintenance and repairs, gardening and external window cleaning.

**TENURE:** Freehold held in common by the residents with an assigned Lease of 999 years from 1982.

**COUNCIL TAX BAND:** D (London Borough of Richmond upon Thames) April 2022 to March 2023 : £2,470.76

**ENERGY RATING BAND:** D



### **ASBESTOS MANAGEMENT POLICY:**

Many properties built in the UK up to the 1990s may contain some elements of asbestos. These have been assessed at this development with an asbestos management policy in place. We can email this document to any interested parties.

### **REF: 2478**

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 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 commitment to purchase.



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