

HAM, RICHMOND



£525,000 : LEASEHOLD

STUART ROAD, HAM, RICHMOND, SURREY, TW10 7QU



A TWO DOUBLE BEDROOM END TERRACE GROUND FLOOR MAISONETTE

with its **OWN DELIGHTFUL PRIVATE REAR GARDEN** and a **GARAGE**.

Spacious open plan double aspect living space over 7m deep with a front lounge and a rear dining area with patio doors to the garden.

Interior lobby with generous storage cupboards.

Inbuilt wardrobe to the front bedroom.

Radiator gas central heating system : Double glazing.

EXTENDED LEASE OVER 900 YEARS.

Set back from the road with its own front garden area and within reach of the open spaces of Ham Riverside Lands. Within reach of local shops at St Richards Square including a Post Office, Tesco Express, pharmacy and Swiss bakery. Near nurseries and primary schools, plus Ofsted 'Outstanding' rated Grey Court School and the German School.



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This floor plan illustrates a 2-bedroom apartment layout. The central area is a **LOBBY** with four doorways leading to the **FRONT BEDROOM**, **REAR BEDROOM**, **BATHROOM**, and **KITCHEN**. The **FRONT BEDROOM** (4.07m x 3.47m) includes a **WARDROBE**. The **REAR BEDROOM** (3.47m x 3.26m) is adjacent to the bathroom. The **BATHROOM** (3.06m x 2.30m) features a toilet, sink, and bathtub. The **KITCHEN** (3.06m x 2.30m) is equipped with a refrigerator, oven, and sink. The **DINING AREA** (3.06m x 2.85m) is located next to the kitchen. The **LOUNGE** (4.19m x 4.01m) is the largest room, featuring a fireplace and a bay window. A **STORE** room is located near the lounge. The plan also shows several **CUPBOARD** units and a **WARDROBE** in the front bedroom.

FRONT BEDROOM
4.07m max x 3.47m
13'4" max x 11'5"

REAR BEDROOM
3.47m x 3.26m
11'5" x 10'8"

BATHROOM
3.06m x 2.30m
10'0" x 7'7"

KITCHEN
3.06m x 2.30m
10'0" x 7'7"

DINING AREA
3.06m x 2.85m
10'0" x 9'4"

LOUNGE
4.19m max x 4.01m
13'9" max x 13'2"

LOBBY

WARDROBE

CUPBOARD

STORE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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:

Exterior cupboard and entrance door into

HALL:

Double glazed window to front, display shelf, door to cloaks/store cupboard. Glazed panel and opening through to

LOUNGE AREA: Abt 13ft 9 x 13 ft 2 max (4.19m x 4.01m max)

Double glazed windows to front aspect, radiator, open through to ...



DINING AREA: Abt 10 ft x 9 ft 4 (5.23m x 3.23m)

Double glazed patio doors to garden, radiator.



KITCHEN: Abt 10 ft x 9 ft 4 (5.23m x 3.23m)

Fitted units at eye and base level, worktops, tile splashbacks, inset sink unit, spaces for cooker, fridge/freezer and washing machine, wall mounted boiler, double glazed window to garden.



INNER LOBBY:

Doors to two storage cupboards, door to cloaks cupboard with hanging rail, additional store/meter cupboard.

FRONT BEDROOM: Abt 13 ft 4 max x 11 ft 5 (4.07m max x 3.47m)

Double glazed front aspect window, radiator, double doors to inbuilt wardrobe with hanging rail and shelf in addition to room dimensions.



REAR BEDROOM: Abt 11ft 5 x 10 ft 8 (3.47m x 3.26m)

Radiator, double glazed window to rear garden aspect.



BATHROOM:

Pedestal wash hand basin, WC, double glazed frosted window, radiator, part tiled walls, panel enclosed bath with screen and shower mixer over.



OUTSIDE :

FRONTAGE:

Formal grassed and planted areas to front of lounge and front bedroom.

REAR GARDEN:

Paved to rear of maisonette, main area grassed with borders, door to exterior brick built store cupboard, side access gate.



GARAGE In block to rear of terrace accessed via a hardstanding driveway to the side of the maisonette. Upon entering the forecourt the garage is the penultimate one in the facing battery.



COUNCIL TAX BAND: D (London Borough of Richmond Upon Thames)

SERVICE CHARGE: There is an annual payment to Ham Riverside Lands Ltd for the upkeep of communal areas. This is currently £475 from 26/3/2022 - 25/3/2023

LEASE: 999 years from 25th March 1964

GROUND RENT: £0.50 pa (if demanded)

Ref: 2443

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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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