

**HAM, RICHMOND**

**£ 475,000**

**SHARE OF FREEHOLD**



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



**A TWO BEDROOM GROUND FLOOR APARTMENT** in this iconic mid century development benefitting from a lounge/dining room over 16ft x 12ft overlooking the gardens and with French doors out to a patio.

**Grade II listed** by English Heritage as the first 'Span' development by ground-breaking architect Eric Lyons and enjoying a lovely setting in Richmond Borough Conservation Area 67.

Long lease over 900 years plus a ***SHARE OF THE FREEHOLD***.

*Fitted kitchen with a Bosch hob, hood and inbuilt Bosch oven. All white goods included as seen.*

*Main bedroom with two inbuilt cupboards : Double aspect second bedroom.*

*Gas central heating system with a condensing Valliant boiler.*

*Moments from the open spaces of Ham Common with its traditional village pond and cricket square.  
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, Kingston Academy, the German School and high achieving Tiffin Girls.

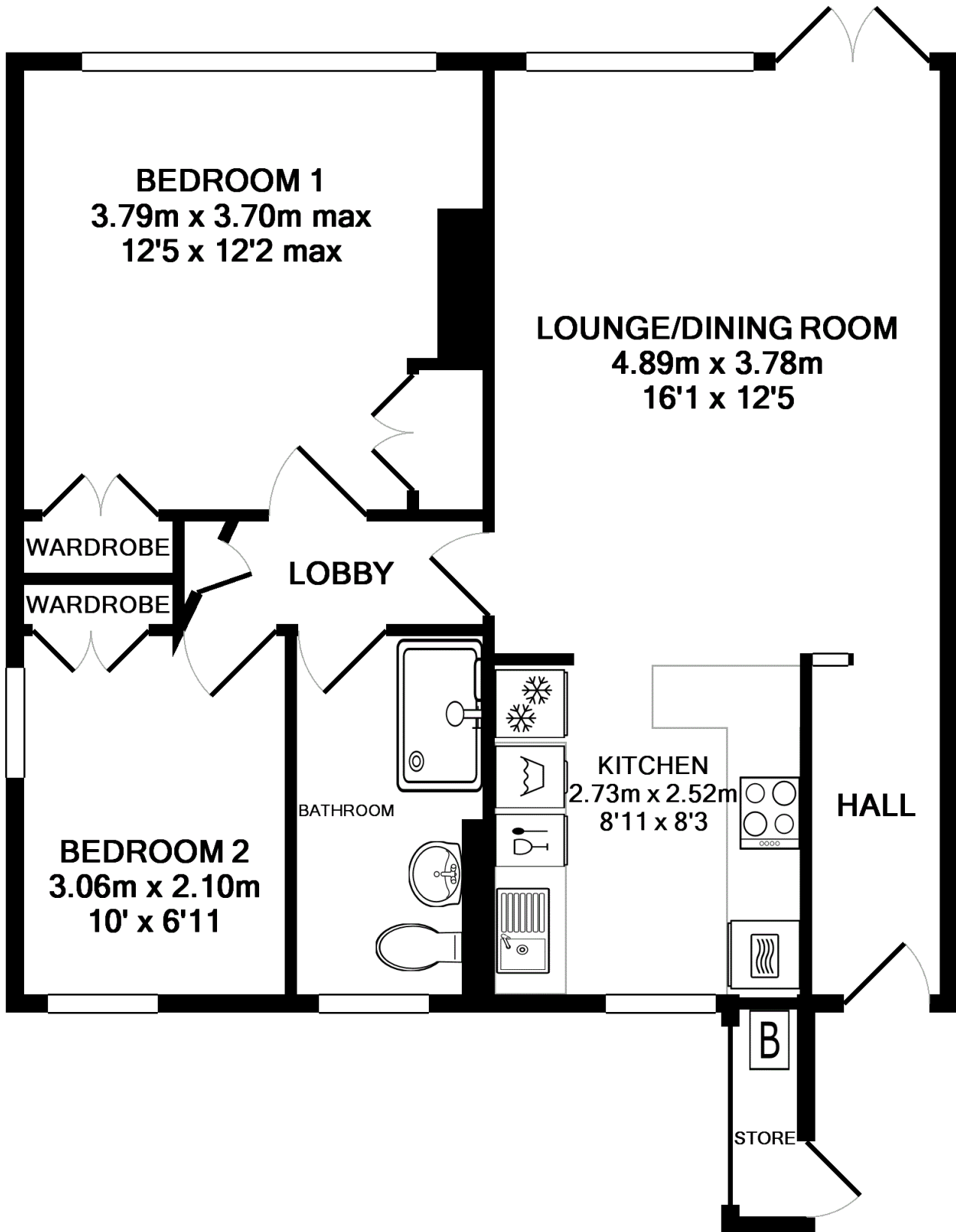


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# FLOOR PLAN



**TOTAL APPROX. FLOOR AREA 59.3 SQ.M. (639 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:**

Communal area leading to entrance door to ...

### **ENTRANCE HALL:**

Engineered wood floor, radiator and reeded glass light through to...

### **LOUNGE/DINING ROOM: Abt. 16ft 1ins x 12 ft 5ins (4.89m x 3.78m)**

Engineered wood floor, radiator, coving, windows to front garden aspect and French doors to patio.





**KITCHEN:** Abt. 8ft 11ins x 8ft 3ins (2.73m x 2.52m)

Units at eye and base level, worktops, inset sink unit, Bosch hob and fitted hood over, inbuilt Bosch oven, spaces for upright fridge freezer, slimline dishwasher and washing machine, windows to rear, tiled floor.



Door from reception room into ... **INNER LOBBY:** Door to shallow cupboard and doors to bathroom & bedrooms.

**BATHROOM:**

Walk in shower enclosure, pedestal wash hand basin with fitted light and mirror over, WC, frosted window, heated towel rail, tiled floor, frosted window.





**BEDROOM ONE:** Abt. 12ft 5ins x 12ft 2ins (3.79m x 3.70m)

Room width windows to garden aspect, double doors to store/airing cupboard with slatted shelf, bifold doors to wardrobe cupboard, radiator.



**DOUBLE ASPECT BEDROOM TWO:** Abt. 10ft x 6ft 11ins (3.06m x 2.10m)

Windows to rear and side garden aspects, radiator, double doors to inbuilt cupboard in addition to room dimensions.





**OUTSIDE:** Patio and communal gardens.



**STORE/DRYING ROOM:** (off the communal hall) Also housing the combi boiler.

**MAINTENANCE:**

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

**LEASE:** 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

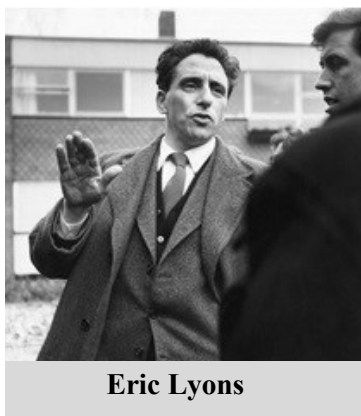
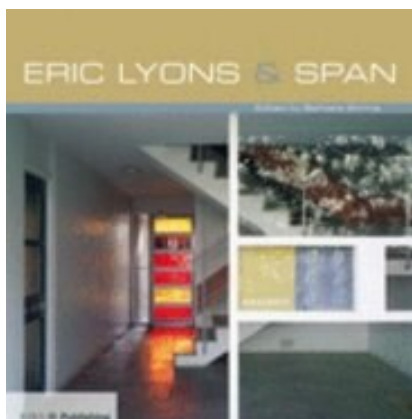
**PATIO:**

The French doors lead out to a small paved patio. We advise prospective purchasers that technically the patio is not part of the demise of the flat, but effectively in practice has been used solely by the occupants of this flat.

**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.

Parkleys 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 traditional 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>



**REF: 2448**

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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