

HAM, RICHMOND

£435,000

SHARE OF FREEHOLD



PARKLEYS, HAM, RICHMOND UPON THAMES, TW10 5LJ



A TWO BEDROOM GROUND FLOOR APARTMENT in this iconic mid century development offered with the advantages of **VACANT POSSESSION** and **NO ONWARD CHAIN** and enjoying the use of a substantial shared garden area to the rear.

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

Lounge diner over 16 ft x 12 ft with a fireplace.
Main bedroom over 12 ft square with two inbuilt wardrobe cupboards.
Kitchen/with fitted units and inbuilt NEFF oven and hob.

Own exterior private storage/bike lockup off the communal entrance.

Located in Richmond Conservation Area 67 yet only moments from local shops, deli, coffee shops and other facilities on Ham Parade, 24 hour bus services to Richmond and Kingston, and within reach of the open spaces of picturesque Ham Common and Richmond Park.

Grade 11 listed by English Heritage as the first “Span” development by ground breaking architect Eric Lyons.

Within reach of several sought after schools including Ofsted Outstanding Grey Court School, Kingston Academy, the German School and high achieving Tiffin Girls.

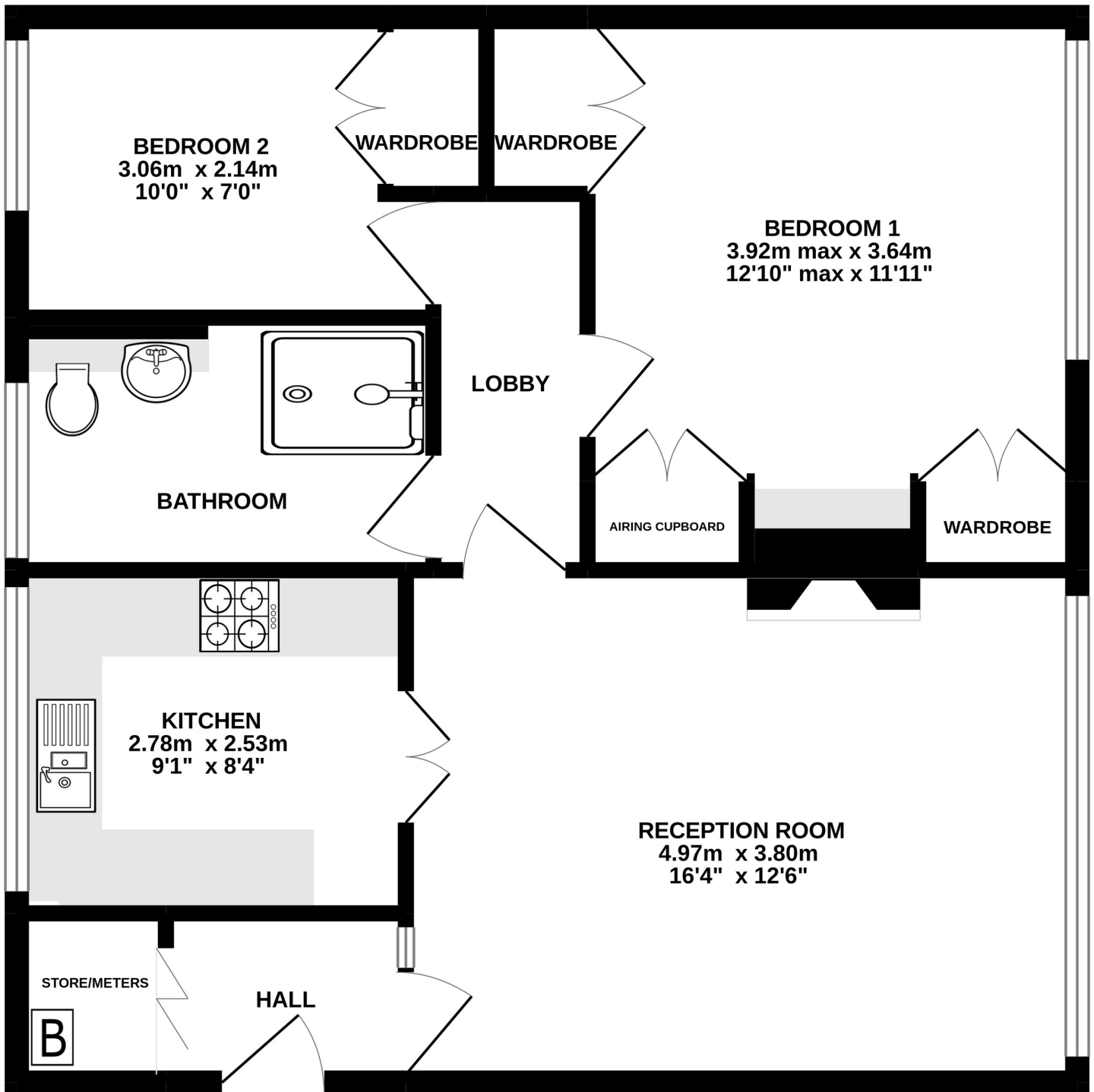


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GROUND FLOOR
61.5 sq.m. (662 sq.ft.) approx.



TOTAL FLOOR AREA : 61.5 sq.m. (662 sq.ft.) approx.

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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COMMUNAL ENTRANCE:

Communal area with door to

PRIVATE STORE CUPBOARD / BIKE LOCK -UP : Abt. 6 ft 6 x 3 ft 4 (1.99m x 0.93m)

Entrance door into

HALL:

Wall light fitting, radiator, double doors to storage/meter cupboard also housing combi boiler for heating and hot water. Reeded glass pane and glazed door through to

LOUNGE/DINING ROOM: Abt. 16 ft 4 x 12 ft 6 (4.97m x 3.80m)

Wall light fittings, radiator, fireplace surround, hearth and mantelpiece, coving, room width windows to front aspect with window boxes, reeded glass door to inner lobby and double glass doors to kitchen.



KITCHEN: Abt. 9 ft 1 x 8 ft 4 (2.78m x 2.53m)

Units fitted at eye and base level, worktops, tile splashbacks, inset one and a half bowl sink unit, inset NEFF hob, inbuilt NEFF oven, spaces for washing machine and fridge, window to rear overlooking gardens.



Door from reception room into ...**INNER LOBBY:** Wall light fitting, doors to bathroom & bedrooms.

BATHROOM:

Tiled floor, part tiled walls, shower enclosure, vanity shelf with wash hand basin and cabinet under, WC, frosted window, radiator.



BEDROOM ONE: Abt. 12 ft 10 max x 11 ft 11 (3.92m x 3.64)

Windows to front aspect, radiator, twin double doors to two inbuilt wardrobe cupboards with hanging rail and shelving over, double doors to inbuilt airing cupboard with slatted shelving and interior radiator.



BEDROOM TWO: Abt. 10 ft x 7 ft (3.06m x 2.14m)

Window to rear garden aspect, wall light fittings, radiator, double doors to inbuilt wardrobe cupboard with hanging and shelving.



OUTSIDE:

PRIVATE STORE CUPBOARD /BIKE LOCK -UP : Abt. 6 ft 6 x 3 ft 2 (1.99m x 0.93m)
with fitted shelving.

COMMUNAL GARDENS : extensive shared garden area to the immediate rear of the apartment.



MAINTENANCE:

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

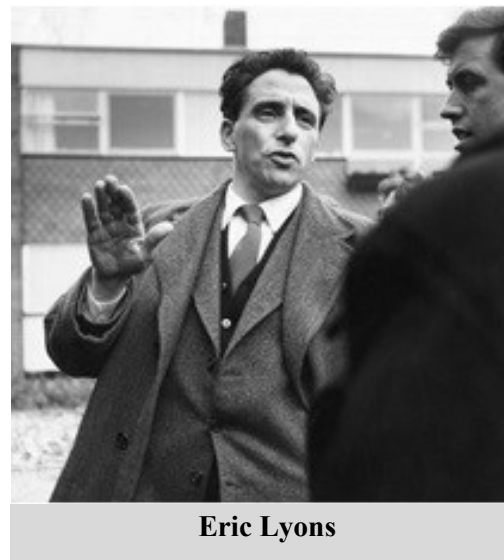
TENURE: Freehold held in common by the residents with an assigned Lease of 999 years from 1982.

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

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/wwwc6-rPp35g>



Eric Lyons

Ref: 2450

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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