

HAM, RICHMOND

£415,000

SHARE OF FREEHOLD



PARKLEYS, HAM, RICHMOND UPON THAMES, TW10 5LR



COMPETITIVELY PRICED, VACANT & CHAIN FREE!

2 BEDROOM GROUND FLOOR APARTMENT in iconic mid century development.

Freshly decorated, fitted kitchen, smart bathroom, gch with Worcester boiler, renovated windows, - just needs new carpets or other floor covering. One exterior bike/store locker. SHARE OF FREEHOLD.

Inbuilt Bosch oven, separate grill and gas hob.

Double doors off the hall to a useful storage/utility cupboard with worktop and space and plumbing for washing machine.

Bright lounge/dining room over 16 ft x 12 ft. : Main bedroom over 12 ft square with two inbuilt cupboards.

Gas central heating and hot water from an efficient Worcester Greenstar condensing combi boiler.

Lovely shared courtyard garden to the rear of the flat. Private storage/bike lockup cupboard.

Located in Richmond Conservation Area 67 yet only moments from local shops, deli, coffee shops and other facilities on Ham Parade, 24 hour buses to Richmond and Kingston, and near to the open spaces of 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 prime schools including Ofsted Outstanding Grey Court School, The Kingston Academy, Fernhill School, the German School and high achieving Tiffin Girls.

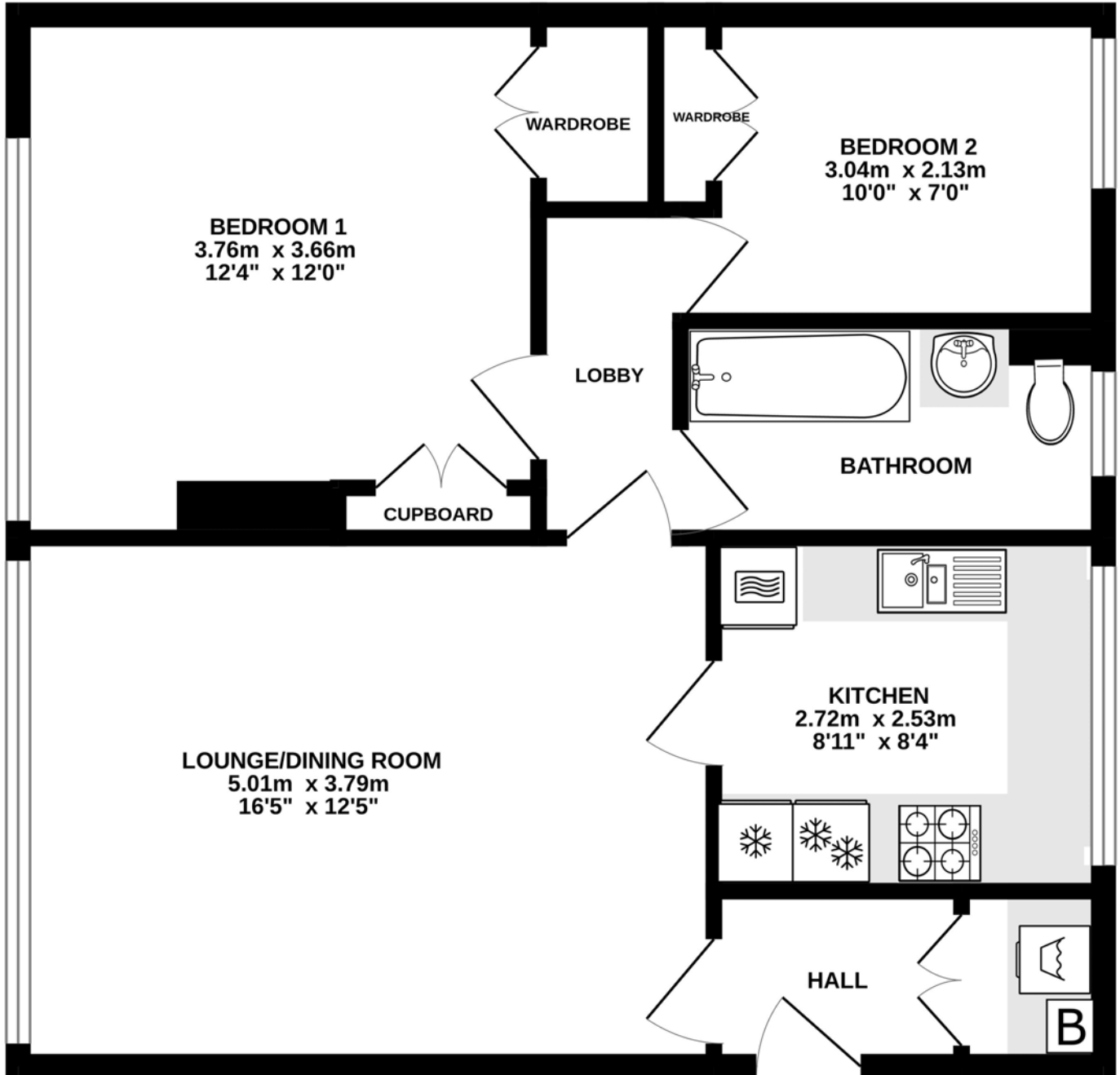


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www.mervynsmith.com

GROUND FLOOR
60.0 sq.m. (646 sq.ft.) approx.



TOTAL FLOOR AREA : 60.0 sq.m. (646 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 recycling cupboard and paved entrance area with entrance door into

HALL:

Tiled floor, radiator, double doors to storage/utility cupboard with worktop and space and plumbing for washing machine under. Also housing wall mounted Worcester Greenstar condensing combi boiler for central heating and hot water.

Reeded glazed door through to

LOUNGE/DINING ROOM: Abt. 16 ft 5 x 12 ft 5 (5.01m x 3.79m)

Wall light fittings, radiator, coving, room width windows to front aspect with window boxes, reeded glass door to inner lobby and reeded glass door to kitchen.



KITCHEN: Abt. 8 ft 11 x 8 ft 4 (2.72m x 2.53m)

Units fitted at eye and base level, worktops, tile splashbacks, inset one and a half bowl sink unit, inset Bosch gas hob, inbuilt Bosch oven and separate grill, spaces for fridge and freezer, tiled floor, radiator, window to rear overlooking gardens.



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

BATHROOM:

Tiled floor, part tiled walls, panel enclosed bath with shower over, shower screen, shower rail and curtain, wash hand basin and cabinets under, WC, frosted window, heated towel rail.



BEDROOM ONE: Abt. 12 ft 4 max x 12 ft (3.76m x 3.66m)

Windows to front aspect, radiator, coving, wall light fitments, mirrored double doors to inbuilt wardrobe cupboard with hanging rail and shelf over, double doors to inbuilt airing cupboard with slatted shelving and interior radiator.



BEDROOM TWO: Abt. 10 ft x 7 ft (3.04m x 2.13m)

Window to rear garden aspect, radiator, double doors to inbuilt wardrobe cupboard with hanging rail and shelf over.



OUTSIDE:

PRIVATE STORE CUPBOARD /BIKE LOCK -UP (numbered 'F'):
Abt. 5 ft 9 x 3 ft 2 (1.76m x 0.93m)



COMMUNAL GARDENS: Extensive shared garden areas including courtyard garden to the immediate rear of the apartment.



MAINTENANCE:

£660 per quarter to include building insurance, communal lighting and cleaning, general maintenance and repairs, gardening and external window cleaning.

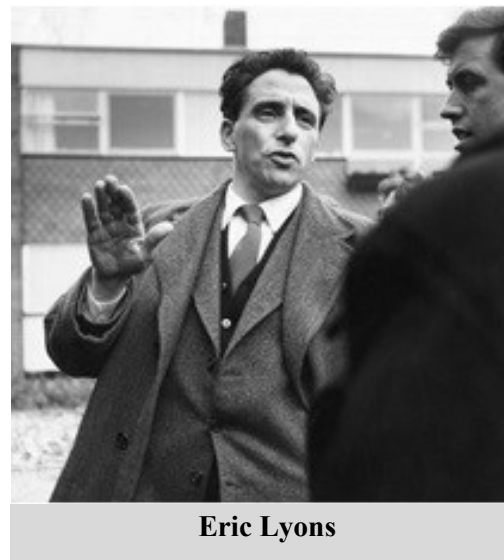
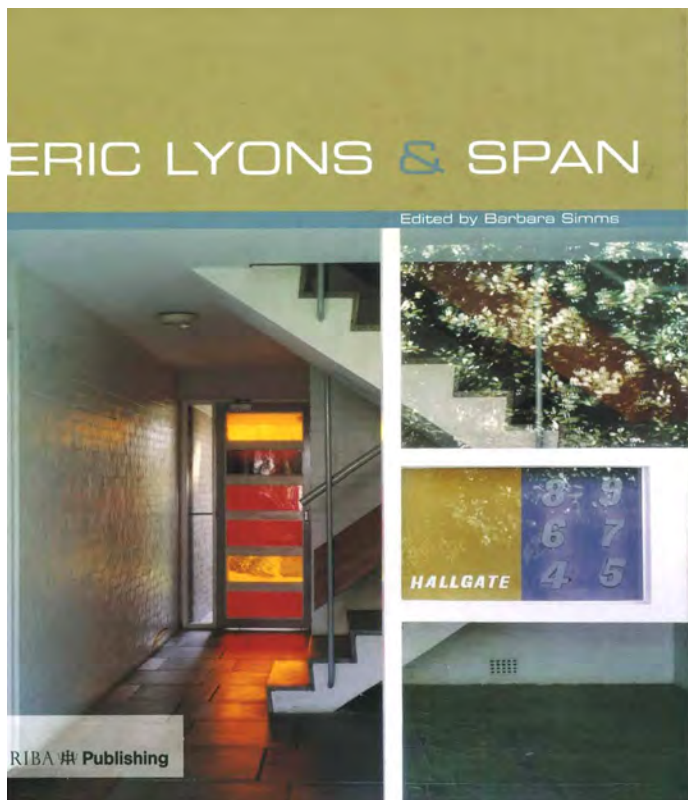
TENURE: Freehold held in common by the residents with an assigned Lease of 999 years from 1982.

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

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: 2510

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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