

HAM, RICHMOND

£439,950

SHARE OF FREEHOLD



PARKLEYS, HAM, RICHMOND UPON THAMES, TW10 5LN



A RENOVATED AND WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT
in an iconic mid century development, offered with **VACANT POSSESSION** and **NO ONWARD CHAIN**.

NEW FITTED KITCHEN AND APPLIANCES : NEW BATHROOM
FRESHLY DECORATED WITH NEW FITTED CARPETS TO THE RECEPTION AND BEDROOMS.

NEARBY GARAGE ALSO AVAILABLE BY SEPARATE NEGOTIATION.

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

Lovely position looking out to the front over a courtyard garden with lawns and established trees,
whilst to the rear is a secluded shared garden area. Own exterior private store/bike lockup over 6 ft deep.

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.
The property benefits from a SHARE OF THE FREEHOLD.

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

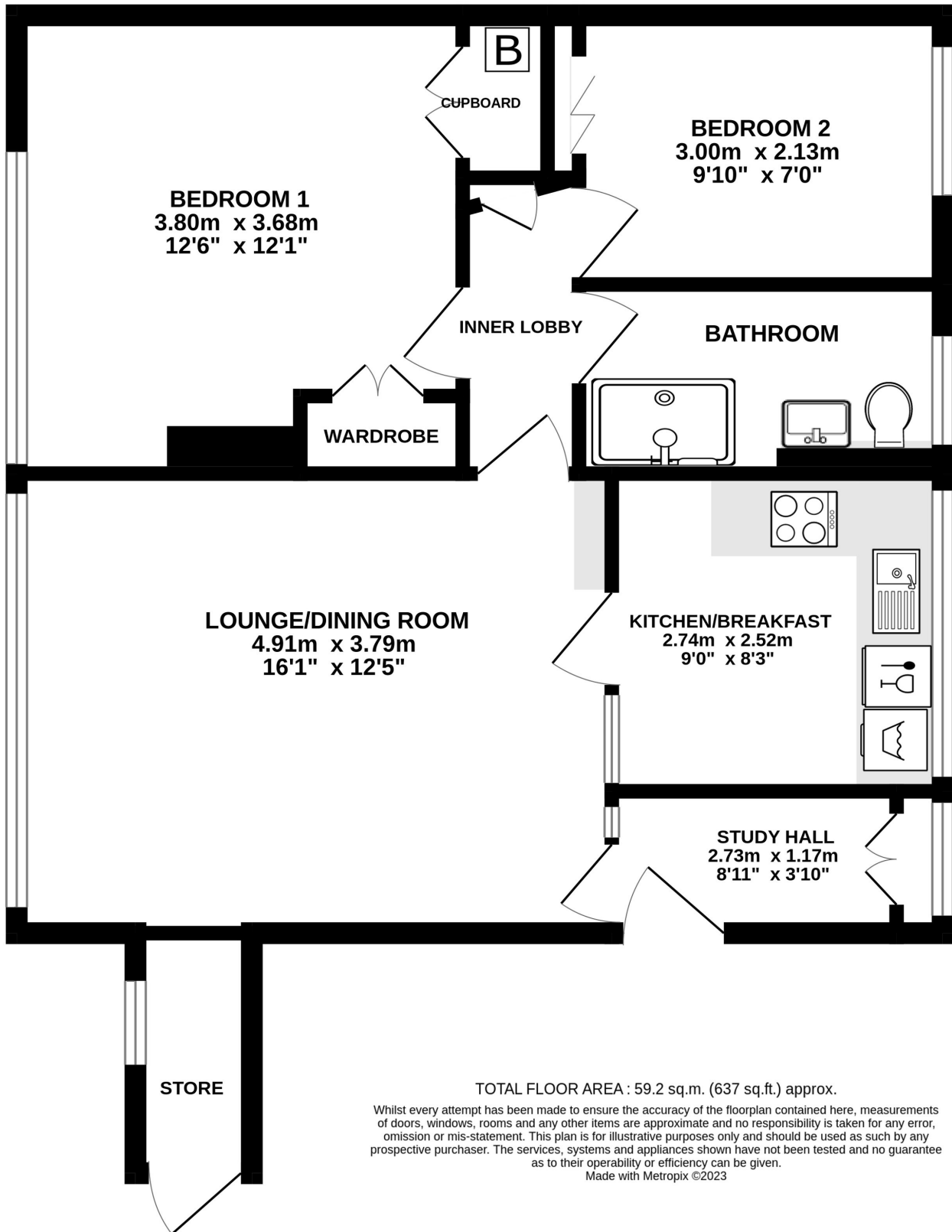


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GROUND FLOOR
59.2 sq.m. (637 sq.ft.) approx.



COMMUNAL ENTRANCE:

Paved entrance area with entrance door into

STUDY/HALL:

Window to rear garden aspect,
double doors to meter cupboard.
Glass pane and reeded glazed door through to



LOUNGE/DINING ROOM: Abt. 16 ft 1 x 12 ft 5 (4.91m x 3.79m)



Wall light fittings, radiator, coving, room width windows to front aspect, coving, radiator, fitted shelves, reeded glass doors to inner lobby and to kitchen/breakfast..



KITCHEN/BREAKFAST: Abt. 9 ft x 8 ft 3 (2.74m x 2.52m)

New units fitted at eye and base level, worktops, tile splashbacks, wood effect floor, new electric radiator, inset sink unit, new inbuilt oven, inset hob and fitted hood over, new washing machine and dishwasher, space for fridge freezer, window to rear overlooking gardens.



Reeded glass door from lounge/dining room into ..

INNER LOBBY: Door to shallow store cupboard, doors to bathroom & bedrooms.

BEDROOM ONE: Abt. 12 ft 6 max x 12 ft 1 (3.80m x 3.68m)

Window to front aspect, radiator, coving, double doors to inbuilt wardrobe cupboard with hanging and shelving, double doors to additional cupboard also housing boiler.



BEDROOM TWO: Abt. 9 ft 10 x 7 ft (3.00m x 2.13m)

Window to rear garden aspect, radiator, curtain to recess with hanging rail.



BATHROOM:

Tiled floor, walk in shower with glass screen, wash hand basin and cabinet under, WC, frosted window, heated towel rail.



OUTSIDE:

PRIVATE STORE CUPBOARD /BIKE LOCK -UP : Abt. 6 ft 4 x 3 ft 3 (1.98m x 0.94m)

With light and front frosted window pane.

COMMUNAL GARDENS : Extensive shared garden areas, including a secluded lawned area immediately to the rear of the flat..



GARAGE No. 49: available to purchase subject to separate negotiation.

Brick built garage with metal double entrance doors and electricity supply. The garage has its own Land Registry Title. The garage is located near the apartment and is accessed via a hardstanding driveway. The position of garage 49 has a wider and easier vehicular access in and out than other garages on the development and there is a water supply available almost immediately opposite the garage.



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.

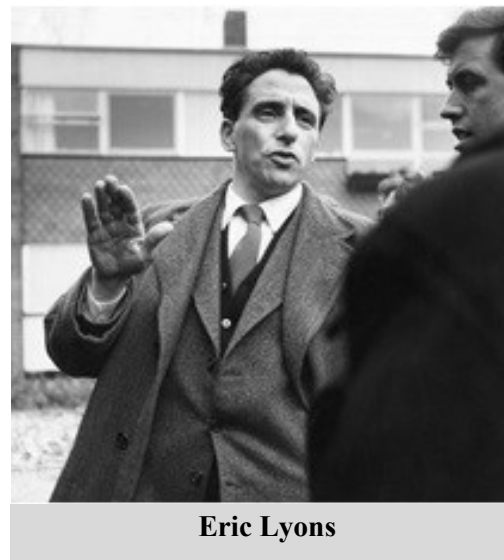
COUNCIL TAX BAND: D (London Borough of Richmond upon Thames)

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.

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/wwwc6-rPp35g>



Eric Lyons

Ref: 2533

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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