

HAM, RICHMOND

**£465,000
SHARE OF FREEHOLD**



GRAY COURT, PARKLEYS, HAM COMMON, RICHMOND, TW10 5LU



A Stylish 2 Two Bedroom Ground Floor Apartment with a lounge/dining room over 16 ft x 12 ft with the benefit of French doors out to a patio.

Main bedroom over 12 ft square with double doors to three inbuilt wardrobe cupboards.

Double aspect second bedroom.

Contemporary tiled bathroom with high end fittings and walk in shower.

Upgraded fitted kitchen with integral 5 ring gas hob, oven, fridge/freezer and dishwasher.

Elegant wood flooring to the lounge/diner and bedrooms.

Gas central heating system with a Vaillant condensing combi boiler.

Nestled in a leafy conservation area at the quieter end of the development, moments from the path through Ham Common Woods to Richmond Park, but also within reach of all the facilities, shops and 24 hour buses on Ham Parade.

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.

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

Long lease over 900 years plus a share of the freehold.

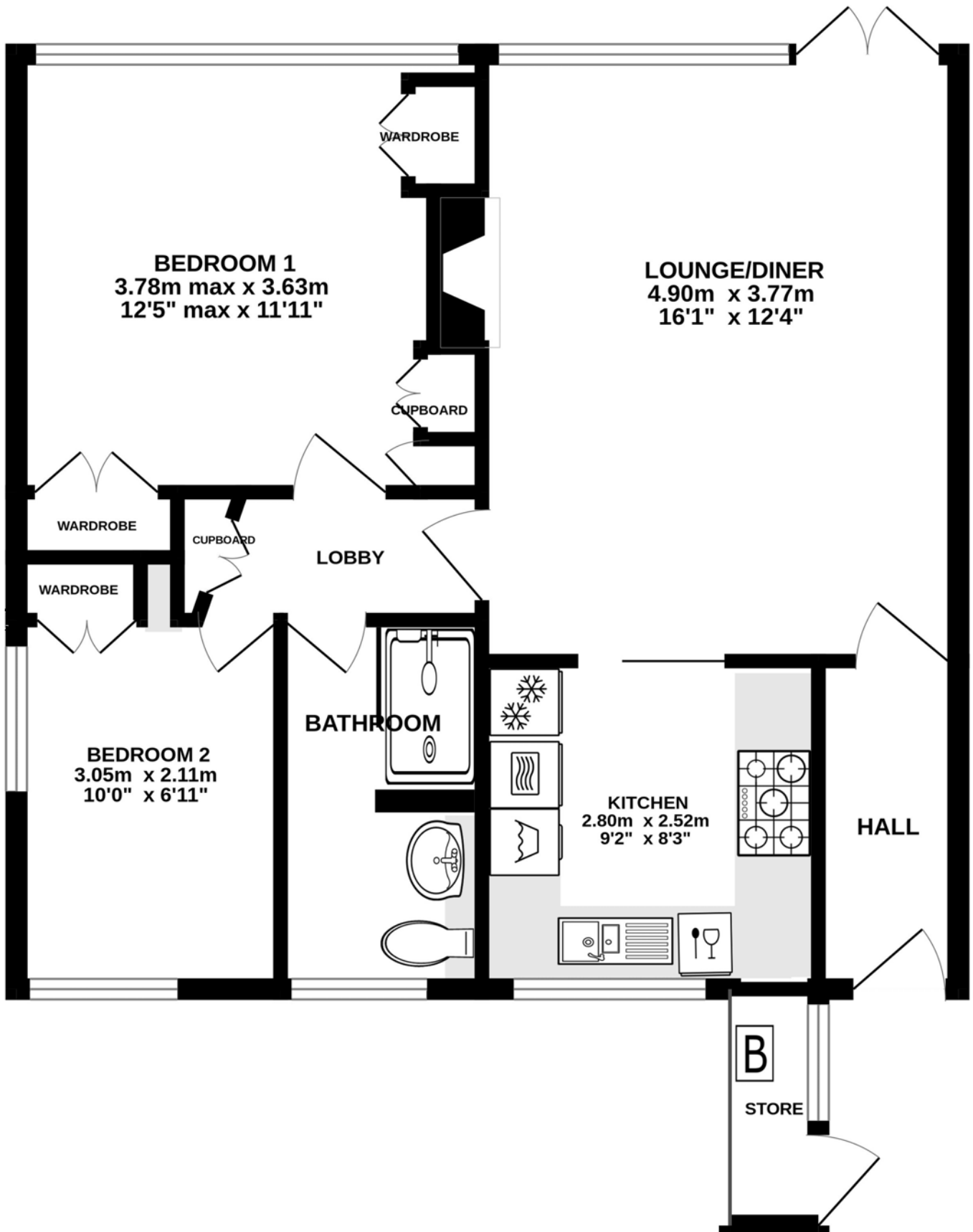


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GROUND FLOOR
60.1 sq.m. (647 sq.ft.) approx.



TOTAL FLOOR AREA : 60.1 sq.m. (647 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 HALL:

Door to exterior drying cupboard also housing Vaillant boiler and meters. Front entrance door into ...

HALL:

Radiator, wood flooring, reeded glass door through to

LOUNGE/DINING ROOM: Abt. 16 ft 1 x 12 ft 4 (4.90m x 3.77m)

Windows to front overlooking lawned area, cobble flame effect gas fire inset in chimney breast, radiator, wall lighting, French doors to **PATIO** - Paved area leading out to communal grassed area.

We advise prospective purchasers that the patio area is not shown on the Title Plan and technically is not part of the demise of the flat but in practice it has been used solely by the occupants of this flat.



KITCHEN: Abt. 9 ft 2 x 8 ft 3 (2.80m x 2.52m)

Units fitted at eye and base level with interior lighting, corner carousel unit, work surfaces and splashbacks, inset one and a half bowl sink unit, inset five ring gas hob, fitted wide convector hood over, inbuilt oven, integral fridge and freezer, integral slimline dishwasher, space for washing machine, frosted window.



Glazed door from lounge through to...

INNER LOBBY: Door to storage cupboard, doors to bedrooms and bathroom.

BATHROOM:

Tiled walls and floor, WC, wash hand basin with drawer under, walk in shower area with screen, radiator plus integrated heated towel rail/cast iron radiator, frosted window.



BEDROOM ONE: Abt. 12 ft 5 max x 11 ft 11 (3.78m max x 3.63m)

Three wardrobe cupboards each with double doors, radiator, front aspect windows, radiator, wall lights, wood floor.



BEDROOM TWO: Abt. 10 ft x 6 ft 11 (3.05m x 2.11m)

Double aspect room with windows to rear and side, double doors to wardrobe cupboard, recessed display shelving with lights, radiator.



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 a Lease of 999 years from 1982.

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

PARKING:

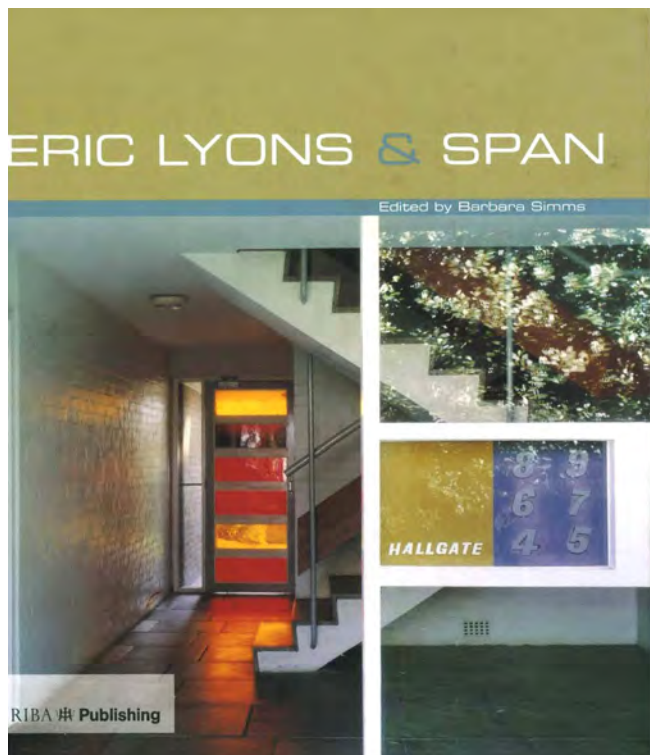
There are no parking restrictions or permits required in Parkleys. There are off street parking bays for residents including some close to this apartment. We also have another client selling a garage near this apartment if you wish to acquire one.

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/wwc6-rPp35g>



Eric Lyons

Ref: 2584

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