

PARKLEYS

£399,950

SHARE OF FREEHOLD



DRYDEN COURT, PARKLEYS, HAM COMMON, RICHMOND UPON THAMES, TW10 5LJ



An Authentic 2 BEDROOM 1st (Top) Floor APARTMENT in this iconic mid-century development, Grade II listed by English Heritage and enjoying a lovely setting in a Conservation Area.

This example is largely undeveloped and unspoilt, retaining its original 1950s open tiled fireplace and internal reeded glass doors. It offers a blank slate for incoming buyers to adapt and dress to their own taste. Competitively priced to allow for the installation of some new inventory.

Bright Main Reception over 16 ft x 12 ft : Spacious main bedroom over 12 ft square with 2 wardrobe cupboards.

Gas central heating system with a combi boiler and stylish cast iron radiators.

Long lease over 950 years plus a ***SHARE OF THE FREEHOLD.***

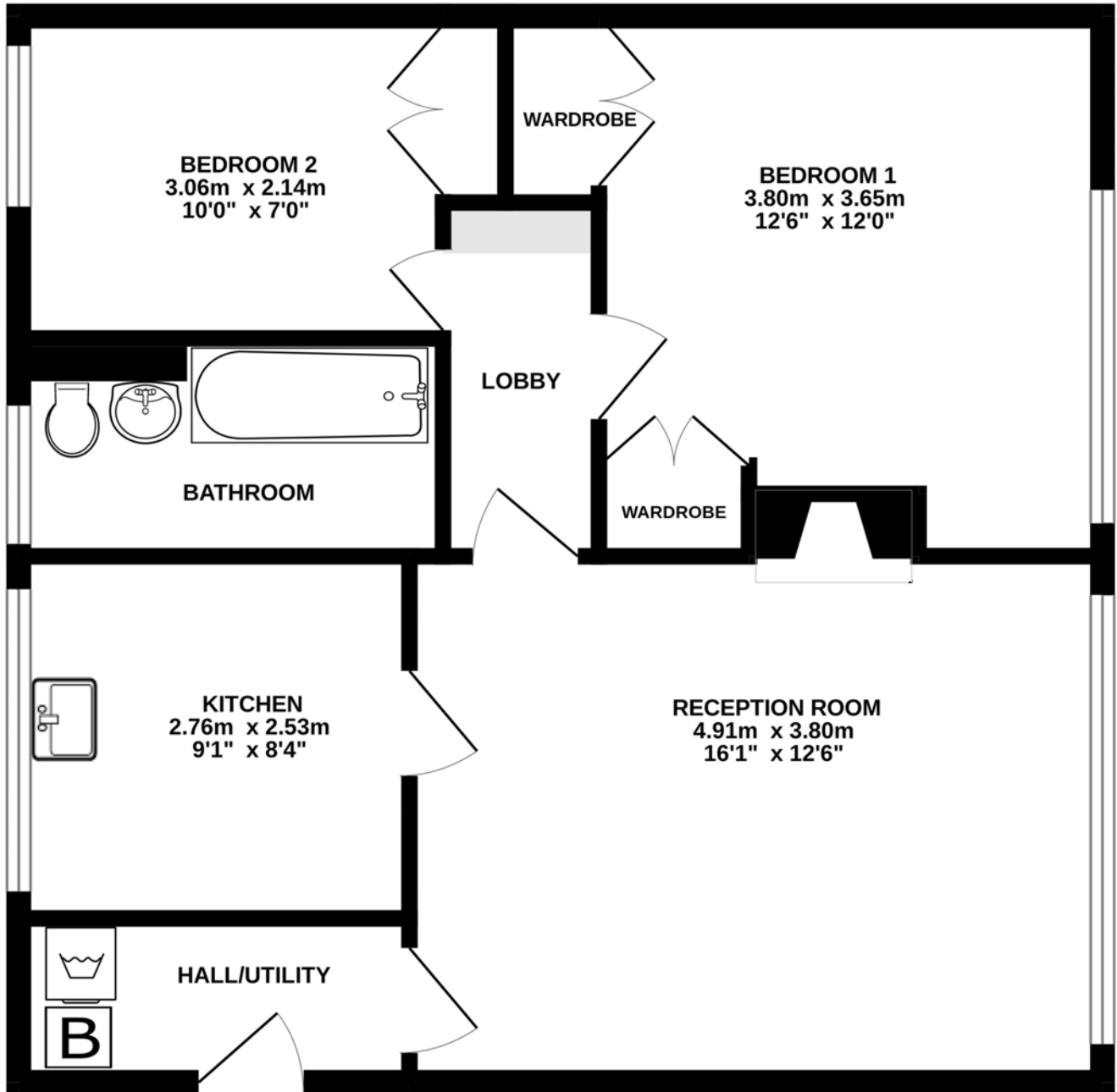
Just moments from the open spaces of Ham Common with its traditional village pond, pub and cricket square. Near local shops, deli, coffee shops and other facilities on Ham Parade + 24 hour bus services to Richmond and Kingston.

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

020 8549 5099

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1ST 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:

with stairs to

FIRST FLOOR LANDING:

Door to lockable drying room shared only with the other 1st floor apartment on this landing.

Entrance Door to **HALL/UTILITY:**

Space and plumbing for washing machine, wall mounted combi boiler, door through to

RECEPTION ROOM: Abt. 16 ft 1 x 12 ft 6 (4.91 x 3.80m)

Period style open fireplace with tiled surround and hearth, room-width windows to front aspect, cast iron radiator.





KITCHEN: Abt. 9 ft 1x 8 ft 4 (2.756 x 2.53m)

Belfast sink on stand, spaces for units and appliances. (The current owners kitchen has comprised free standing units).
Windows overlooking rear communal garden area.



Reeded glass door off the main reception room to **INNER LOBBY** with fitted book shelving, cast iron radiator and doors to bedrooms and bathroom.

BEDROOM ONE: Abt. 12 ft 6 x 12 ft (3.80m x 3.65m)

Windows to front aspect, double doors to inbuilt wardrobe cupboard with hanging rail, double doors to additional wardrobe cupboard, cast iron radiator.



BEDROOM TWO: Abt. 10 ft x 7 ft (3.06m x 2.13m)

Window to rear garden aspect, cast iron radiator, double doors to inbuilt cupboard in addition to given room dimensions.



BATHROOM:

Panel enclosed bath, folding shower screen and shower head over, pedestal wash hand basin WC, part tiled walls, radiator, frosted window.



COMMUNAL GARDENS:

Paved, grassed and planted areas to the front and mainly grassed with trees to the rear (pictured).



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:

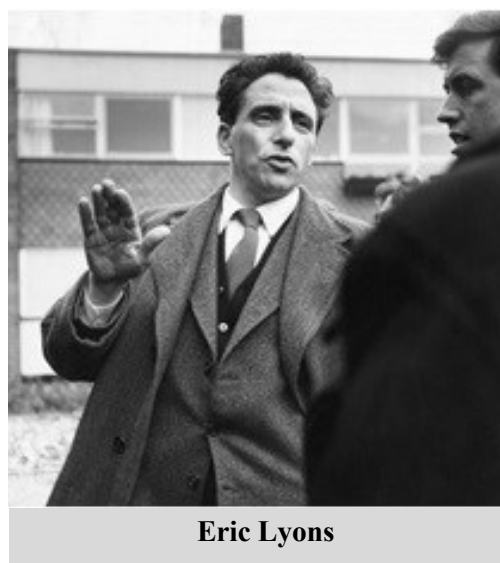
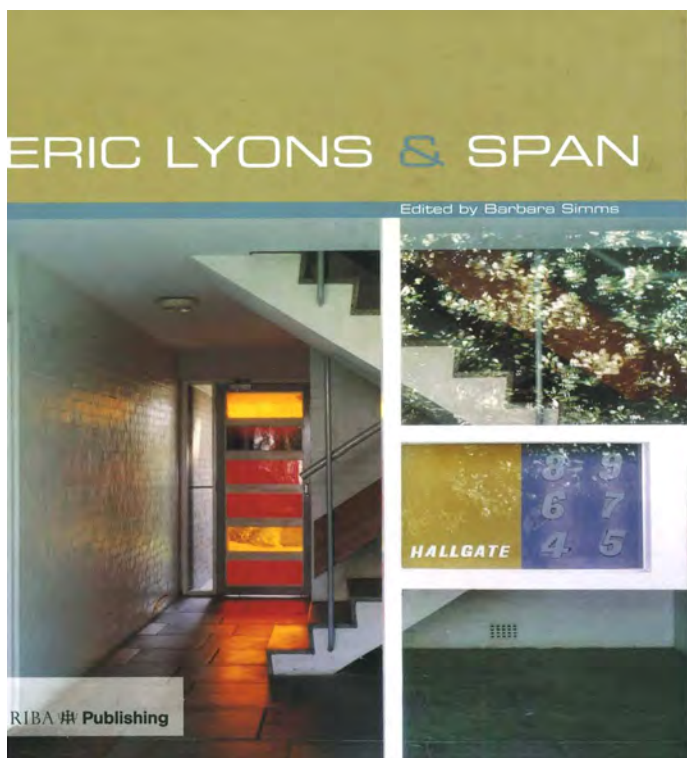
There are no parking restrictions or permits required in Parkleys. There are off street parking bays for residents including close to the front of this apartment.

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

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