

# HAM, RICHMOND

**£475,000**  
**SHARE OF FREEHOLD**



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



**A Stylish 2 Two Bedroom Ground Floor Apartment with a lounge/dining room over 16 ft x 12 ft with French doors out to a patio and the lovely shared gardens.**

**Main bedroom over 12 ft x 11 ft with a generous range of inbuilt wardrobes and cupboards.**

**Double aspect second bedroom.**

**Refurbished bathroom with contemporary fittings and walk in shower.**

**Upgraded fitted kitchen with integral hob, oven, washing machine, fridge and freezer.**

**Hall with a bench seat over a cast iron style radiator.**

***GRADE II LISTED by English Heritage as the first iconic 'Span' development by innovative architect Eric Lyons.***

**Long lease with a SHARE OF THE FREEHOLD**

Leafy setting within Richmond Borough Conservation Area 67, yet still near all the shops and facilities on Ham Parade, plus 24 hour bus services to Richmond and Kingston.

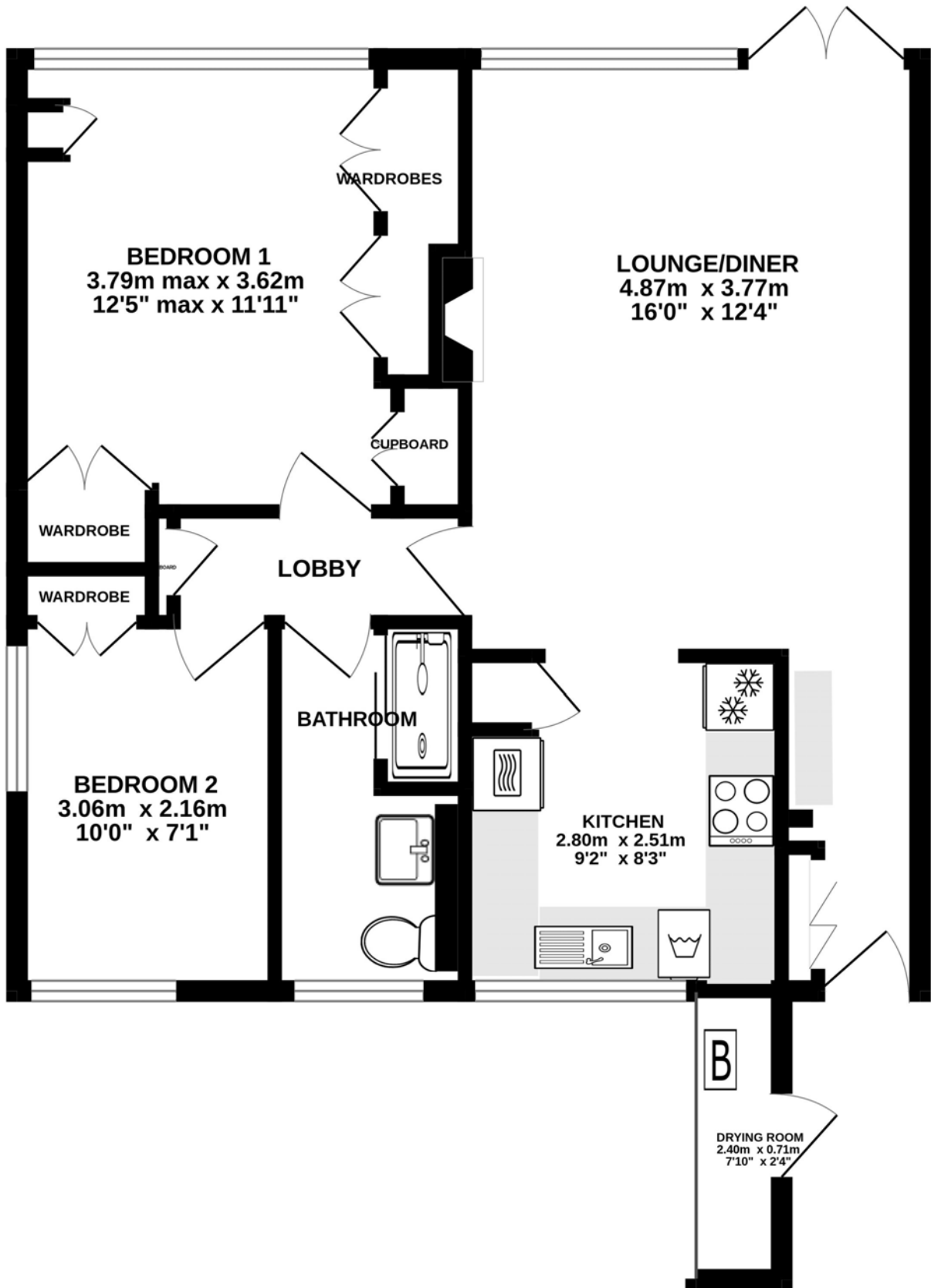
Near the open spaces of Ham Common with its traditional village pond, cricket club and pub. Also moments from the path through Ham Common Woods to Richmond Park.

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.

**020 8549 5099**

***www.mervynsmith.co.uk***

GROUND FLOOR  
59.1 sq.m. (636 sq.ft.) approx.



TOTAL FLOOR AREA : 59.1 sq.m. (636 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.

Made with Metropix ©2024



**COMMUNAL ENTRANCE HALL:** Paved hall with access to shared bins/store area and door into  
**PRIVATE DRYING AREA:** Also housing meters and combi boiler.

Entrance door to flat into ...**HALL:** bamboo floor, coatrack with curtain cover, cast iron style radiator with bench seat over, through to...  
**LOUNGE/DINING ROOM:** Abt 16 ft x 12 ft 4 (4.87m x 3.77m)  
Floor to ceiling windows overlooking the gardens, French doors out to patio, fireplace aperture with cobbled flame effect gas fire, wall light fittings.









**KITCHEN:** Abt. 9 ft 2 x 8 ft 3 (2.80m x 2.51m)

Units fitted at eye & base level with worktops, spotlights over and tile splashbacks, pull out pantry racked cupboard, inset induction hob with splashback, inbuilt oven, integral fridge/freezer & washing machine, inset sink unit, window to rear aspect.





Glazed door from lounge through to...

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

**BATHROOM:**

Heated towel rail, contemporary style WC and cantilevered wash hand basin with lighting over and mirror backdrop, frosted window, walk in tiled shower enclosure with sliding glass doors.



**BEDROOM ONE:** Abt. 12'5 max x 11'11 (3.79m max x 3.62m)

Windows to garden aspect, radiator, double doors to inbuilt wardrobe with hanging and shelf, double doors to shelved cupboard, double doors to inbuilt wardrobe with interior drawers and hanging over, double doors to inbuilt wardrobe.





**DOUBLE ASPECT BEDROOM TWO: Abt. 10 ft x 7 ft1 (3.06m x 2.16m)**

Windows to front and side aspect, radiator, double doors to inbuilt wardrobe with interior drawers and hanging over.



**PATIO AND GARDENS:**

Paved patio off the French doors and out to shared gardens with lawned, planted and wooded areas.

*(We advise prospective purchasers that technically the patio is not part of the demise of the flat, but effectively in practice has been used solely by the occupants of this flat)*





**MAINTENANCE:**

£720 per quarter inclusive of 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:**

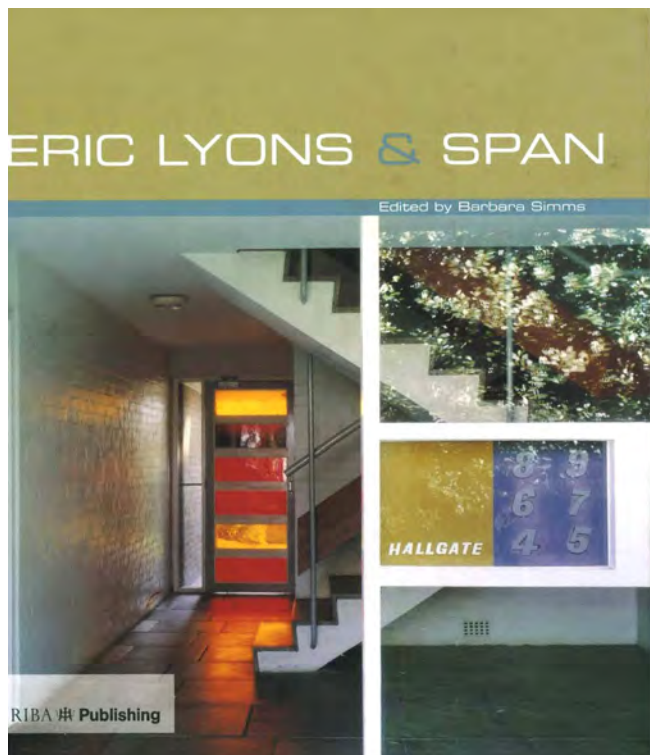
There are no parking restrictions or permits required in Parkleys. There are off street parking bays for residents including some close to this apartment.

**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**

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.

**MERVYN  
SMITH**

**315 RICHMOND ROAD,  
KINGSTON UPON THAMES, SURREY, KT2 5QU  
TEL: 020 8549 5099**

**WEBSITE: [www.mervynsmith.co.uk](http://www.mervynsmith.co.uk) E-MAIL: [sales@mervynsmith.com](mailto:sales@mervynsmith.com)**