

**HAM, RICHMOND**



**£ 599,950**

**SHARE OF FREEHOLD**

**PARKLEYS, HAM, RICHMOND UPON THAMES, TW10 5LR**



**A SPACIOUS MID CENTURY 3 BEDROOM 2 RECEPTION GROUND FLOOR APARTMENT OVER 950 sq ft.**

**A nearby GARAGE is also available subject to separate negotiation.** The garage has an interior electricity supply.

Long lease over 950 years plus a ***SHARE OF THE FREEHOLD.*** **NO ONWARD CHAIN!**

**In an iconic mid century setting Grade II listed by English Heritage as the first 'Span' development by pioneering architect Eric Lyons. This property enjoys a particularly distinctive entrance with floor to ceiling glazing into a paved communal hall. Parkleys is also designed a Richmond Borough Conservation Area.**

**The generous accommodation comprises hall with storage, lounge over 16 ft x 12 ft with fireplace, dining room over 14 ft x 12ft, fitted kitchen, main bedroom over 12 ft square, 2nd double bedroom, 3rd single bedroom and bathroom. Elegant parquet flooring through the reception areas.**

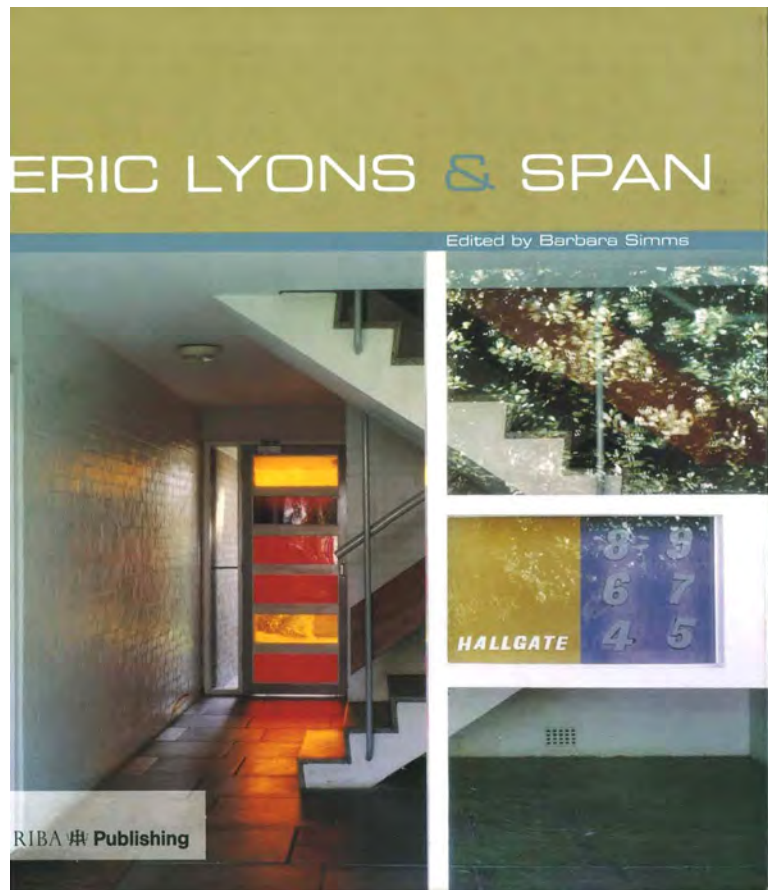
Moments from the open spaces of Ham Common with its traditional village pond, pub and cricket square. Walking from Parkleys through Ham Common Woods leads directly up to Richmond Park

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, The Kingston Academy, Fernhill School, the German School and high achieving Tiffin Girls School.

**0208 549 5099**

**[www.mervynsmith.co.uk](http://www.mervynsmith.co.uk)**



Parkleys is Grade II listed by English Heritage as the first major 'Span' development by 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. For further reading see *'Eric Lyons and Span'* by Barbara Simms, RIBA Books 2006.



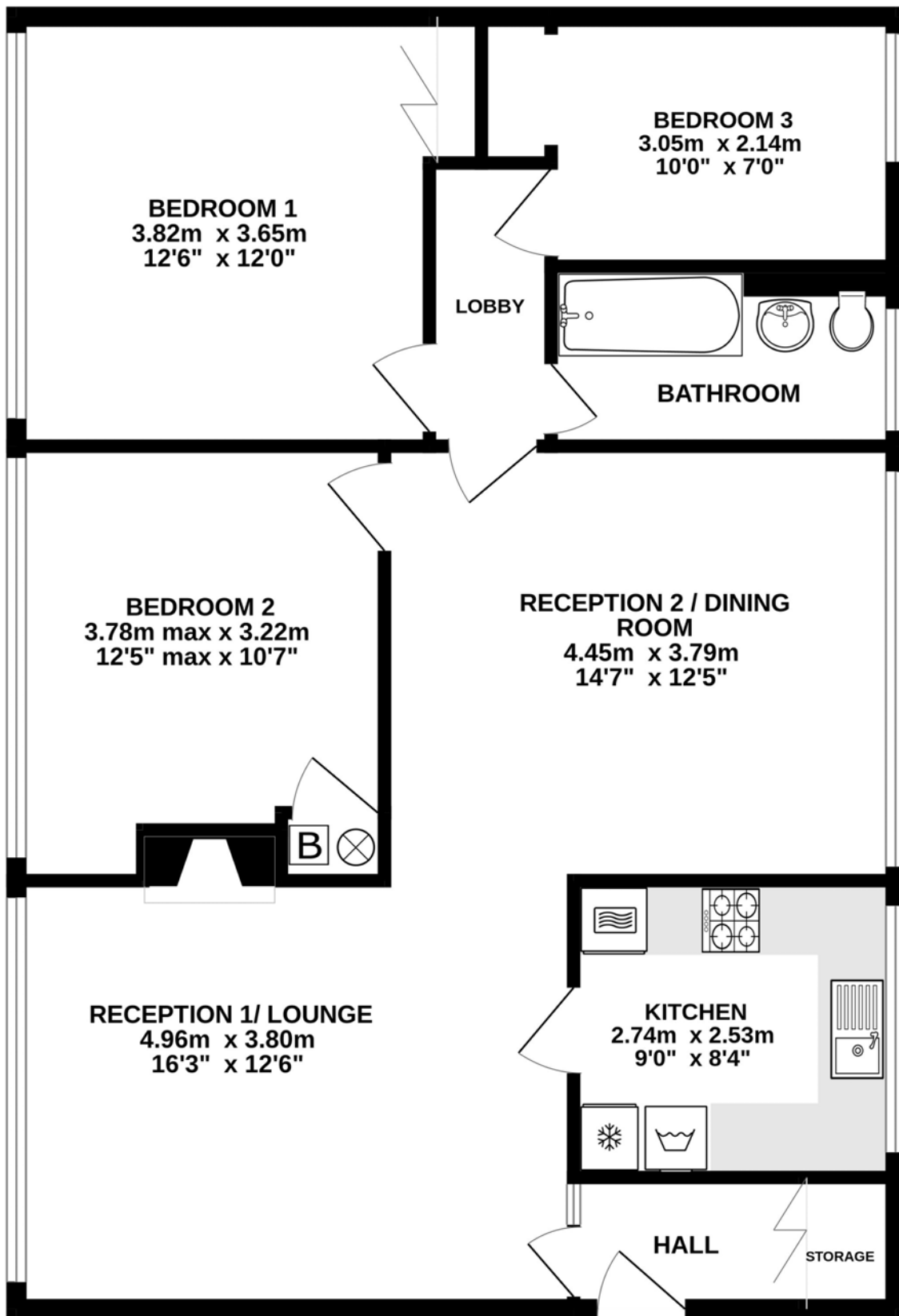
**Eric Lyons**

**ENTRANCE :**

Marlowe Court enjoys probably the most iconic entrance with floor to roof windows into a flagged courtyard.



GROUND FLOOR  
88.8 sq.m. (955 sq.ft.) approx.



TOTAL FLOOR AREA : 88.8 sq.m. (955 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:**

Floor to roof glazed panels and entrance into paved communal hall.

Entrance door to **HALL:** Tiled flooring, double bifold door to **STORE CUPBOARD:** with shelving

**RECEPTION 1 / LOUNGE:** Abt. 16 ft 3 x 12 ft 6 (4.96m x 3.80m)

Glazed entrance door, parquet flooring, floor radiator, gas fire inset in fireplace with mantelpiece, marbled backpiece and hearth, room width windows to front aspect.



**RECEPTION 2 / DINING ROOM: Abt. 14 ft 7 x 12 ft 5 (4.45m x 3.79m)**

Parquet flooring, windows to rear garden aspect.



**KITCHEN: Abt. 9 ft x 8 ft 4 (2.74m x 2.53m)**

Units fitted at eye and base level, worktops, inset sink unit, inset gas hob, inbuilt oven and grill, integral fridge freezer, space for washing machine, windows to rear garden area.



**BEDROOM 1: Abt. 12 ft 6 x 12 ft (3.82m x 3.65m)**

Windows to leafy front aspect, bifolding door to inbuilt wardrobe cupboard in addition to room dimensions.



**BEDROOM 2: Abt. 12 ft 5 x 10 ft 7 (3.78m x 3.22m)**

Window to front aspect, double doors to airing/services cupboard with water tank and cylinder .



**BEDROOM 3:** Abt. 10 ft x 7 ft (3.05m x 2.14m)

Window to rear garden aspect, storage recess in addition to room dimensions, radiator.



**BATHROOM:**

Panel enclosed bath with shower mixer and screen, tile walls and floor, wash hand basin, WC, heated towel rail, frosted window.



**COMMUNAL GARDENS:**

with rear courtyard style garden with lawned and paved areas and mature trees.



**MAINTENANCE:**

£720 per quarter inclusive of building insurance, communal lighting and cleaning, general exterior 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.

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 outgoing 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 rights and obligations prior to any legal commitment to purchase.



**GARAGE No. 62: available to purchase subject to separate negotiation.**

Brick built garage with double entrance doors and power supply. The garage has its own Land Registry Title. The garage is located to the rear of the apartments opposite. Access to the side of Byron Court, then turn left. Garage 62 is the penultimate one in the left hand battery.



**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: [mail@mervynsmith.co.uk](mailto:mail@mervynsmith.co.uk)**