







- Remodelled and upgraded 3/4 bedroom, 2 bathroom townhouse offering generous and flexible space over three floors. Rear French doors out to decking and landscaped garden. Off street parking.
- Located at one of the preferred addresses in Ham Riverside Village.
- Main front bedroom on the top floor expanded into a stunning room over 5m x 4m and this floor also offers a second rear double bedroom with wardrobes and a travertine tiled bathroom.
- Bright double aspect open plan main living space over the whole of the 1st floor with lounge and dining areas, and kitchen area with a peninsula and integral hob, hood and oven.
- The ground floor can also be arranged as two bedrooms if required and indeed the converted garage currently functions as a bedroom and there is also the second shower room on the ground floor.
- Double glazing : Gas central heating system with condensing boiler and Megaflo hot water store.
- Off street driveway parking to the front plus double doors into a bike garage/store.
- Within reach of Grey Court School and the German School. Close to primary schools and nurseries.
- Moments from buses and local shops including a Post Office, Tesco Express, Swiss bakery and a pharmacy.
- Near the green open spaces of Ham Riverside Lands leading across to riverside walks to Richmond or the pedestrian/cycle bridge at Teddington Lock.

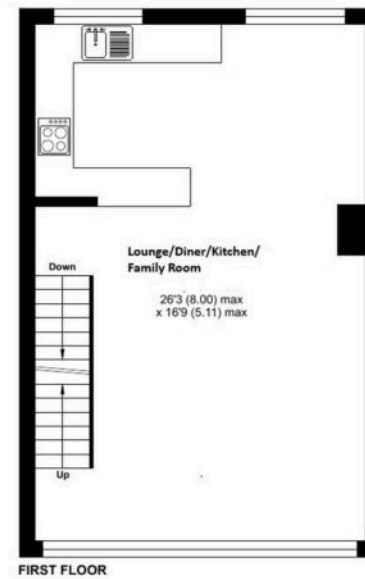
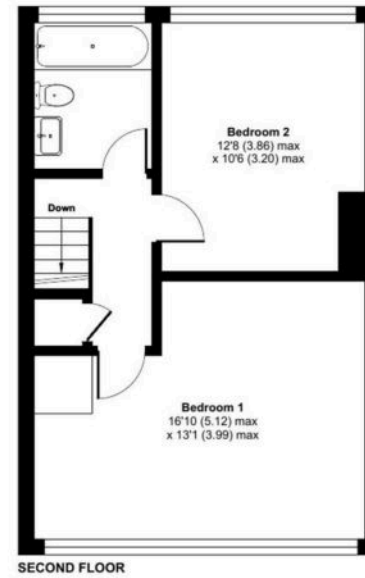
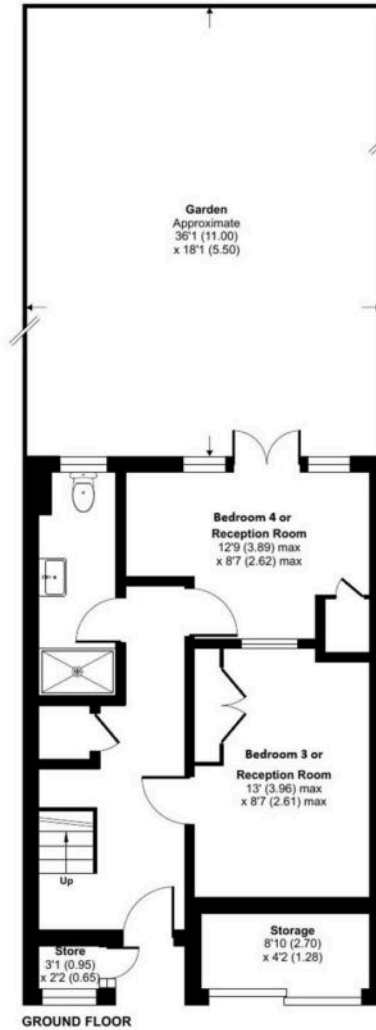
# Breamwater Gardens, Richmond, TW10

Approximate Area = 1294 sq ft / 120.2 sq m

Outbuildings = 41 sq ft / 3.8 sq m

Total = 1335 sq ft / 124 sq m

For identification only - Not to scale





## FRONT

With garden area and off street parking on own driveway.

### **Bike Garage/Store** 8'10" x 4'2 (2.70 x 1.28m)

Double doors, space for stored items/bicycles, wall mounted condensing boiler.

### ENTRANCE PORCH:

uPVC door to exterior store cupboard, uPVC entrance door leading through to

### Hall

Radiator, double glazed windows with display shelf, door to utility cupboard currently housing washing machine, understair storage space.

### **Bedroom 3 or Reception Room**

13' 0" x 8' 7" (3.96m x 2.61m)

Radiator, double doors to shelved cupboard, window through to rear room.

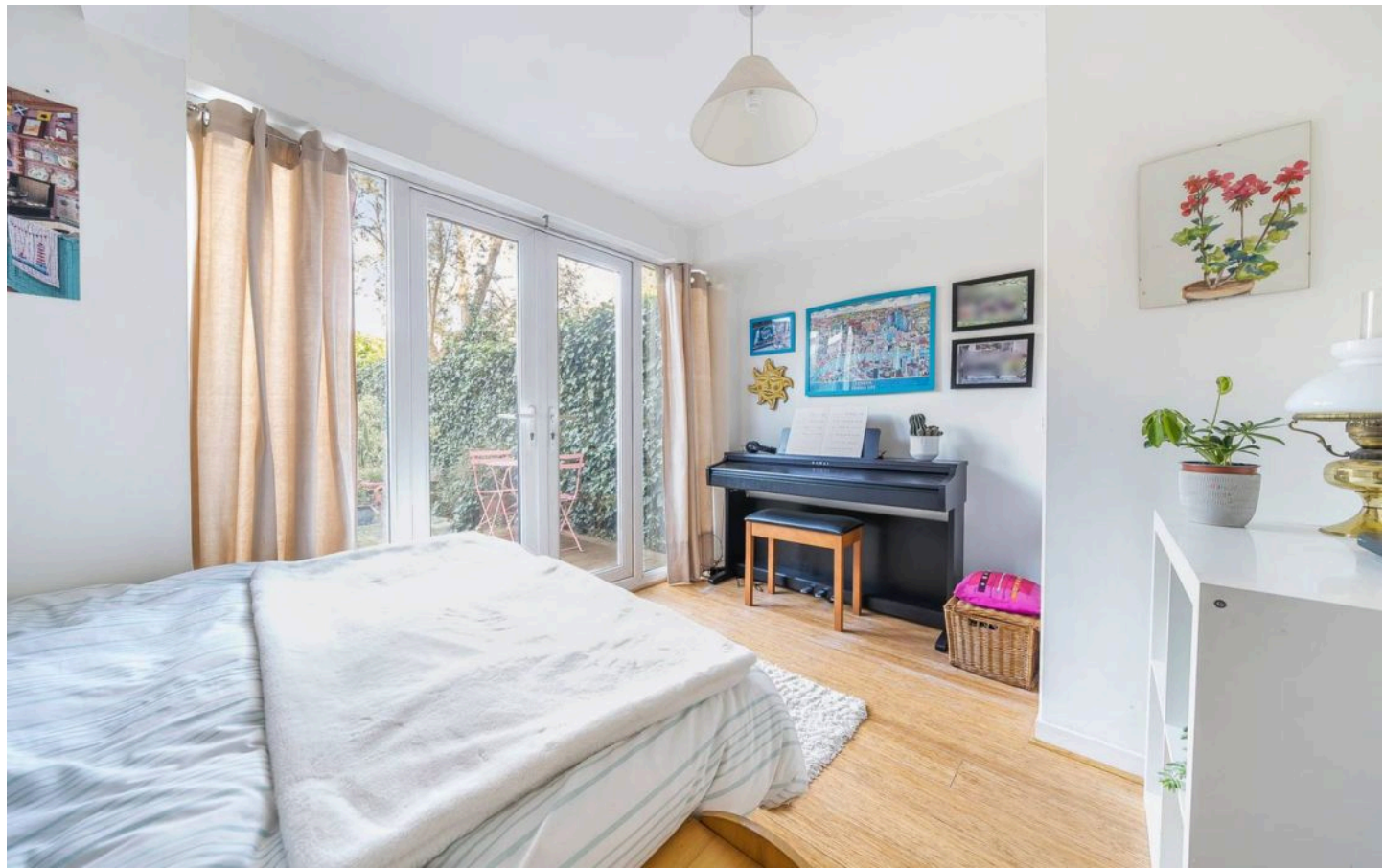
### **Bedroom 4 / Reception / Office**

12' 9" x 8' 7" (3.89m x 2.62m)

Door to cupboard housing Megaflo hot water store, radiator. Double glazed French doors with glazed panels to each side out to deck and garden.

### Shower Room

Wide shower enclosure with sliding doors, WC, pedestal wash hand basin, bidet, heated towel rail, partly tiled walls, frosted double glazed window.





Staircase from hall to 1st floor landing through into lounge area.

**Lounge/Kitchen/Diner/Family Room**

26' 3" x 16' 9" (8.00m x 5.11m)

Room width double glazed windows to front aspect, double glazed window to rear, spotlights, two radiators. Kitchen with units at eye & base level, worktops, splashbacks, peninsular breakfast bar/servy, inset one and a half bowl sink unit, inset hob and fitted hood over, inbuilt oven, spotlights, space for dishwasher, window to rear aspect.





## 2nd floor landing

Staircase from the lounge area to 2nd floor landing with trap door to loft, and door to eye level over stair cupboard.

## Bedroom 1

16' 10" x 13' 1" (5.12m x 3.99m)

Room width double glazed window to front aspect, radiator, over stair shelf.

## Bedroom 2

12' 8" x 10' 6" (3.86m x 3.20m)

Double glazed window to rear aspect, radiator.

## Bathroom

Tiled walls and floor, tile panel enclosed bath with shower mixer over, WC, pedestal wash hand basin, frosted double glazed window, heated towel rail.





REAR GARDEN: Abt 30' (9.14m)  
Landscaped with shingled and planted areas. Rear gate. Shed.

ENERGY EFFICIENCY RATING - Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC









Council Tax band: E

Tenure: Freehold

**SERVICE CHARGE :** Prospective purchasers should note that although the property is freehold, there is an annual charge of £540 from 26/3/2025 - 25/3/2026 to the local residents association Ham Riverside Lands Ltd for the upkeep of communal areas.

*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 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.*

*DISCLAIMER: Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.*