







Weeks House

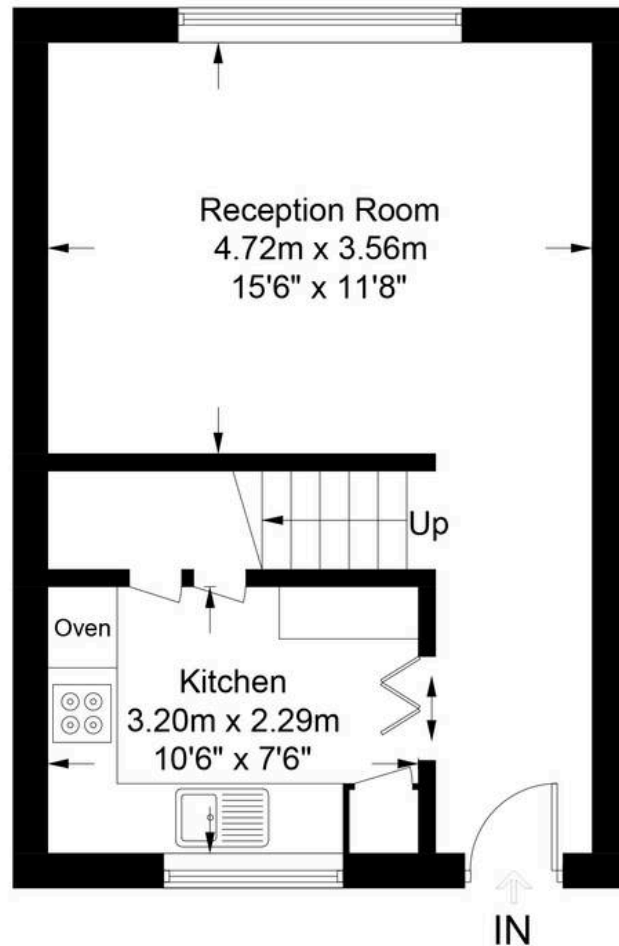
Ham, Richmond

2 DOUBLE BEDROOM DUPLEX over the top two floors enjoying a stunning horizon vista across to Richmond Park. NO CHAIN. All white goods included!

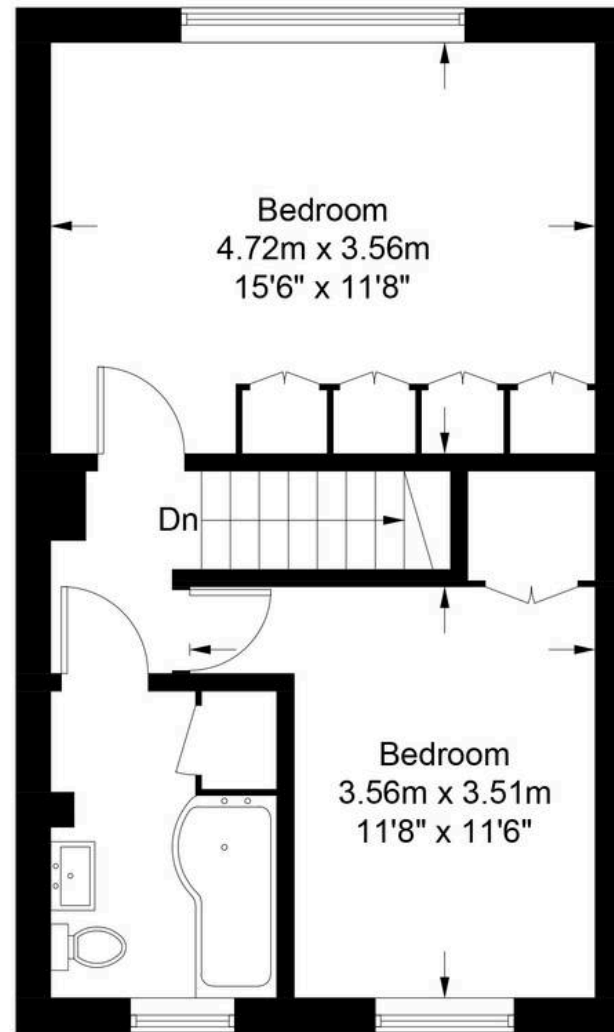
- Within reach of Ofsted 'Outstanding' Grey Court School, the German School and near Meadlands School.
- Moments from the open spaces of Ham Riverside Lands and the path to Teddington Lock
- NO ONWARD CHAIN! - Owners going abroad - Most fittings and furniture can also be included at the buyers request.
- All white goods included as seen - kitchen includes AEG double ovens, gas hob and hood, integral fridge and freezer, dishwasher and John Lewis washing machine.
- Upgraded tiled bathroom with UNDERFLOOR HEATING, heated towel rail and shower bath with rainforest head over.
- Private exterior storage/bike lock up cupboard.
- Fabulous horizon views across from Richmond Hill and Star and Garter to Pembroke Lodge in Richmond Park.

Weeks House, Hardwicke Road, TW10

Approx. Gross Internal Area
71.8 Sq M - 773 Sq Ft



Ground Floor



First Floor

Every attempt is made to assure accuracy, however
measurements are approximate and illustrative purposes only. Not to scale
Produced by Emzo Marketing Ltd

Hall

Entrance door with double glazed insets, entryphone handset, doors to kitchen and reception.

Reception Room

15' 6" x 11' 8" (4.72m x 3.56m)

Double glazed windows to rear aspect.

Kitchen

10' 6" x 7' 6" (3.20m x 2.29m)

Tiled floor, double glazed window, units at eye & base level, worksurfaces, tile splashbacks, integral fridge and freezer, integral AEG oven plus additional oven/microwave, fitted gas hob, dishwasher and John Lewis washing machine included, door to understair storage cupboard currently housing condensing tumble dryer, door to further deep storage cupboard.

Stairs and landing

Stairs from hall to 1st floor landing with doors to bedrooms and bathroom.

Bedroom 1

15' 6" x 11' 8" (4.72m x 3.56m)

Extensive range of inbuilt wardrobe cupboards, trap door to loft space, double glazed window with views towards Ham Riverside Lands.

Bedroom 2

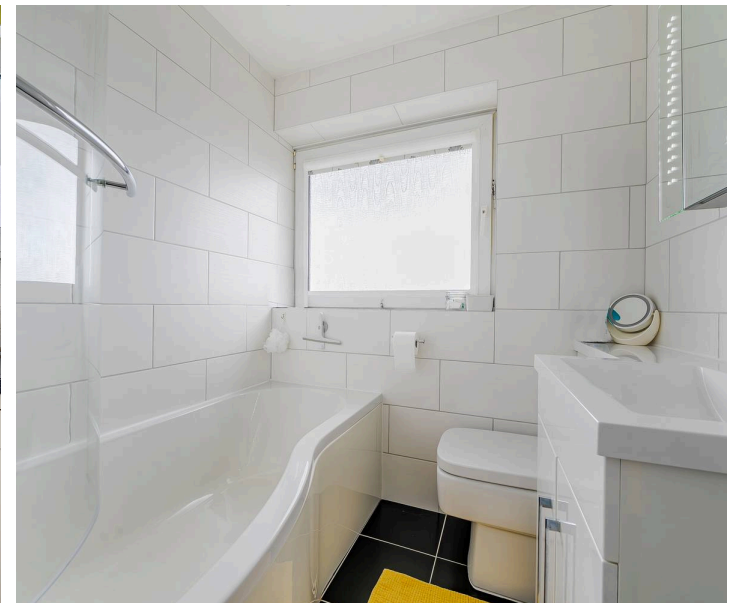
11' 8" x 11' 6" (3.56m x 3.51m)

Wood Flooring, inbuilt wardrobe cupboard in addition to given room dimensions, double glazed window with horizon views towards Richmond Hill and Richmond Park.

External ground floor lock up

5' 11" x 3' 1" (1.80m x 0.95m)

Private lock up cupboard for bikes/storage in a battery to the rear ground floor of the main block.





Weeks House, Hardwicke Road

Ham, Richmond

Council Tax band: C

EPC Energy Efficiency Rating: D

LEASE: 125 years from 8th August 1988

GROUND RENT: £10.00 PA

SERVICE CHARGE: (TBC)

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.

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.