

## Ham Street

Richmond TW10

- NEW! 2 BEDROOM 1st floor flat with GARAGE, LONG LEASE, KITCHEN/BREAKFAST ROOM and BATHROOM and EXTRA WC CLOAKROOM.
- Bright property with views across Ham Green, double glazed, entryphone system, gas central heating system with Worcester Greenstar condensing boiler.
- Remodelled hallway with generous storage cupboards, double doors to cloaks cupboard + bespoke utility cupboard housing washing machine and dryer over.
- Smart kitchen/breakfast room with integral dishwasher, hob and Bosch oven plus space for American style fridge and table and chairs.
- Contemporary bathroom with underfloor heating, bath, WC and basin PLUS a second cloakroom with WC and basin.
- Lease over 900 YEARS : Use of communal garden areas : Brick and block garage with up and over door.
- On historic Ham Street which runs from the Common down to the river.
- Moments from Ofsted 'Outstanding' Grey Court School, Ham Library and local shops including the popular German Deli.
- NO ONWARD CHAIN!

## Ham Street, Richmond, TW10

Approximate Area = 660 sq ft / 61.3 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 786 sq ft / 73 sq m

For identification only - Not to scale



FIRST FLOOR

### Entrance

Double entrance doors at ground level with entryphone system into communal hallway and stairs to bright 1st floor landing with door into the flat.

### Hall

Entryphone handset, double doors to inbuilt cloaks cupboard with hanging rail and shelf over, two doors to storage cupboards. Double doors to UTILITY CUPBOARD currently housing washing machine and tumble dryer plus shelf over.

### Kitchen/Breakfast Room

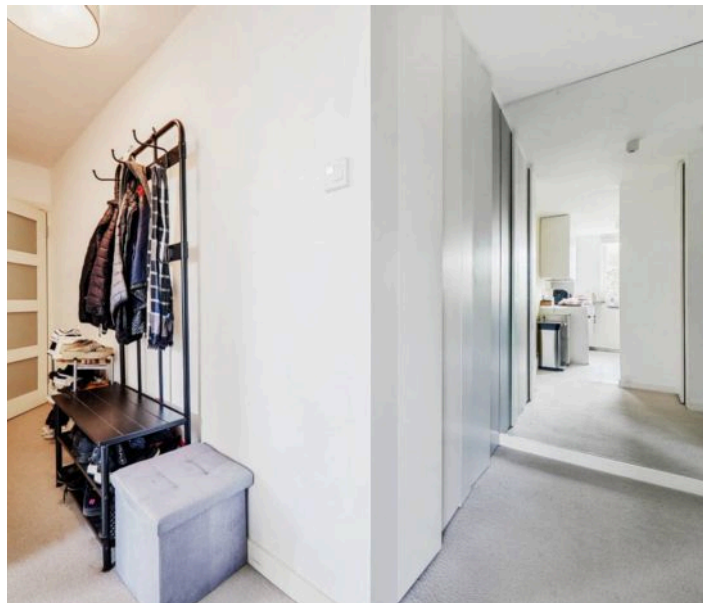
12' 4" x 7' 0" (3.76m x 2.13m)

Fitted units at eye and base level including corner carousel unit and soft close pullout drawers, worktops, lighting over, inset sink, integral dishwasher, hob with extractor over and inbuilt Bosch oven. Space for American style fridge and for table and chairs. Cupboard concealing Worcester Greenstar condensing boiler. Double glazed window overlooking Ham Green.

### Reception

12' 0" x 11' 1" (3.66m x 3.38m)

Two double glazed windows to front aspect overlooking Ham Green, two radiators. NB This room is also being used as an occasional bedroom so an internal hall has been created to provide independent access to the far two bedrooms. The reception room could be reinstated to its previous wider size.





**Bedroom 1**

11' 4" x 10' 2" (3.45m x 3.10m)

Double aspect room with double glazed windows to front and side aspects, radiator.

**Bedroom 2**

10' 8" x 7' 0" (3.25m x 2.13m)

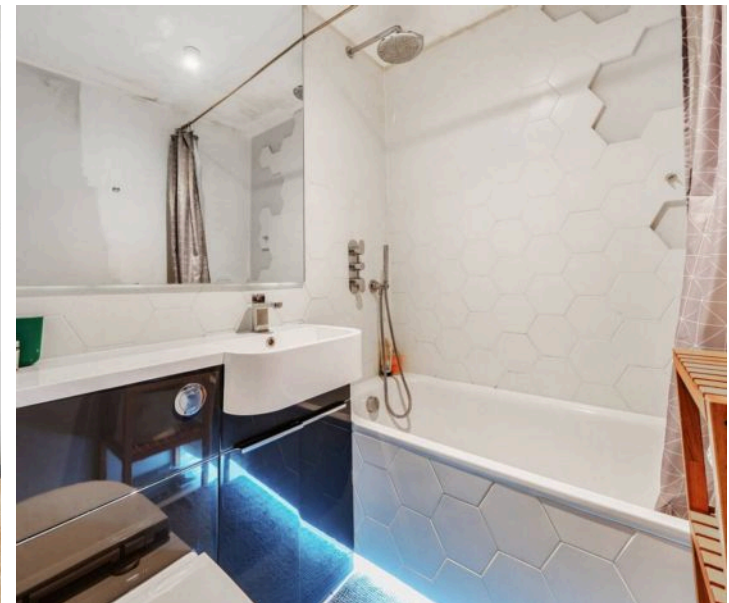
Double glazed window to side aspect, radiator.

**Bathroom**

Underfloor heating, panel enclosed bath with shower head and screen over, tiled surround, wash hand basin in shelf with cabinet under, WC.

**SEPERATE CLOAKROOM**

WC, wash hand basin, double doors to fitted eye level cupboard with shelf under.





#### OUTSIDE:

Shared communal gardens surrounding the block with high hedge screen.

GARAGE: No.7 16 ft x 7 ft 4 ins (4.92m x 2.41m)

Situated in a battery facing the main entrance. Brick & block walls and up and over metal door.

#### PARKING :

There are unallocated parking spaces to the front of the block and just outside on Woodville Rd with no meters or permits required.







## Ham Street, Richmond, TW10

Council Tax band: D

EPC Energy Efficiency Rating: D

LEASE: 999 years from December 25th 1965

GROUND RENT: £95 pa

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