

## 4 Abbots Mead Craig Road

Richmond, Richmond

- 2 DOUBLE BEDROOM PURPOSE BUILT UPPER FLOOR APARTMENT in an elegant neo-Georgian style building with a SHARE OF FREEHOLD + a GARAGE to the rear.
- NO ONWARD CHAIN!
- Bright and spacious lounge/dining room with bow window to front.
- Smart fitted kitchen with integral SMEG oven, hob and hood.
- Double glazed windows throughout \* Gas central heating system.
- In a quiet residential side road with nearby pedestrian/cycle access through to Ham Common.
- Within reach of Ofsted Outstanding Grey Court School.
- Near buses to Richmond and Kingston and within reach of local shops at St Richards Square and Ham Parade.

TOTAL APPROX. FLOOR AREA 56.0 SQ.M. (603 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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## Entrance Hall and 1st floor Landing,

Double entrance doors into a communal hall with stairs up to the bright 1st floor landing with balustrade and windows to each side. Attractive Georgian style front door, carriage lamp to side, door into apartment.





### Hall

Wood plank flooring, radiator, trap door to loft, double doors to airing cupboard with hot water cylinder, slatted shelving and space for appliance.

### Lounge/Dining Room

14' 9" x 12' 6" (4.50m x 3.80m)

Double glazed Georgian style bay window to front aspect with wood display shelf, radiator, wood effect floor, fireplace surround and hearth, egg and dart style cornice.

### Kitchen

8' 10" x 8' 8" (2.70m x 2.64m)

Fitted cupboards at eye and base level, roll top worktops and tiled splashbacks, inset one and a half bowl stainless steel sink unit, inbuilt SMEG oven and inset SMEG hob with fitted hood over, spaces for fridge/freezer and washing machine, double glazed window to front aspect.



**Bathroom**

White three piece suite comprising panel enclosed bath, tiled surround, wall mounted shower unit over with jungle head, pedestal wash hand basin with tiled splashback and cabinet over, WC. Heated towel rail, tiled floor, frosted double glazed window.

**Bedroom 1**

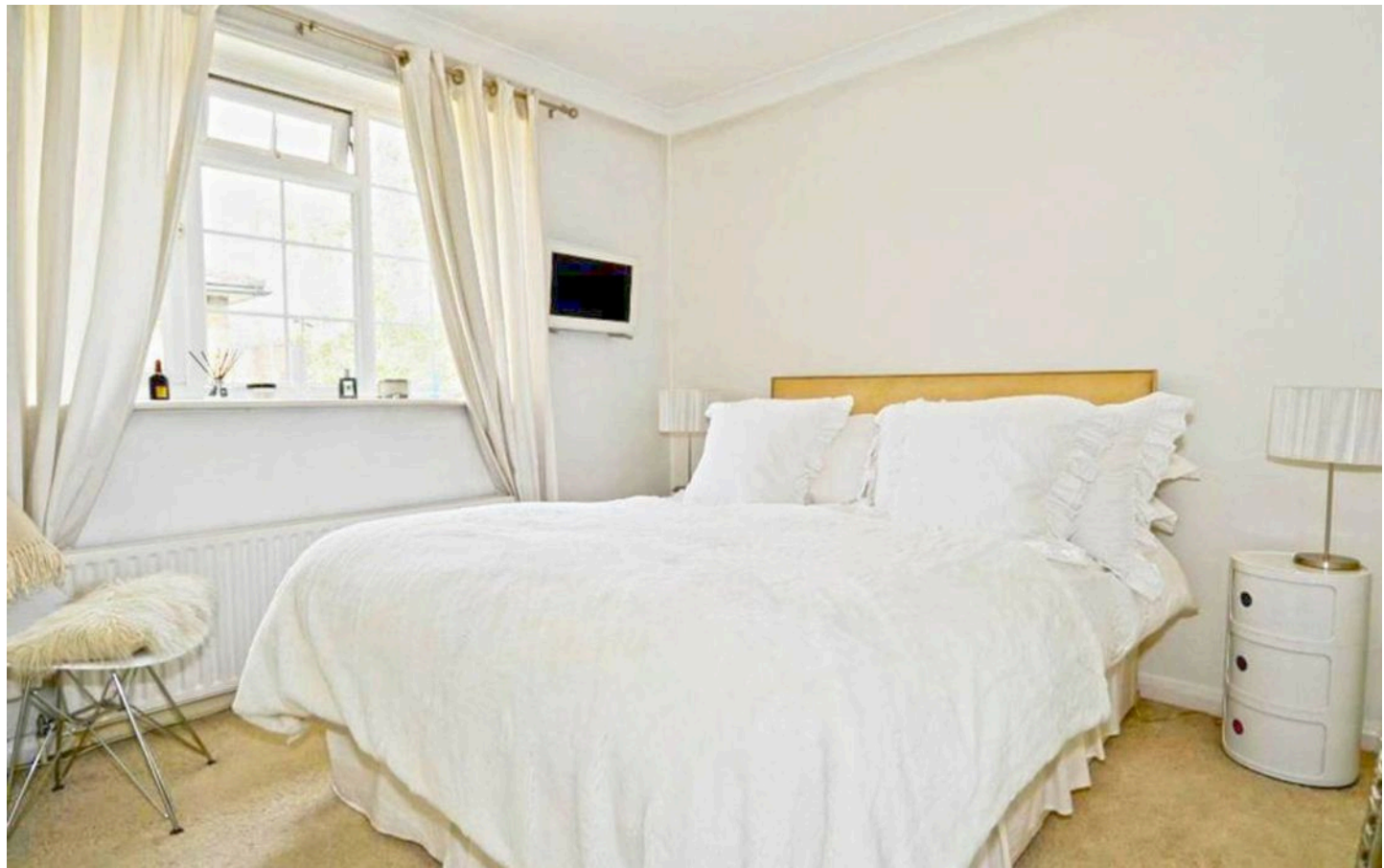
12' 2" x 10' 2" (3.70m x 3.10m)

Double glazed window to rear aspect, radiator, coving.

**Bedroom 2**

9' 2" x 8' 10" (2.80m x 2.70m)

Double glazed window to side aspect, radiator, coving.











## Abbotts Mead, Craig Road, Ham, Richmond, TW10

Council Tax band: D

EPC Energy Efficiency Rating: E

**GARAGE** : In battery to the rear of the development.

**TENURE** : **SHARE OF FREEHOLD** with a lease of 999 years from 1st July 1961

**SERVICE CHARGE** : £90 pcm (No Ground Rent)

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