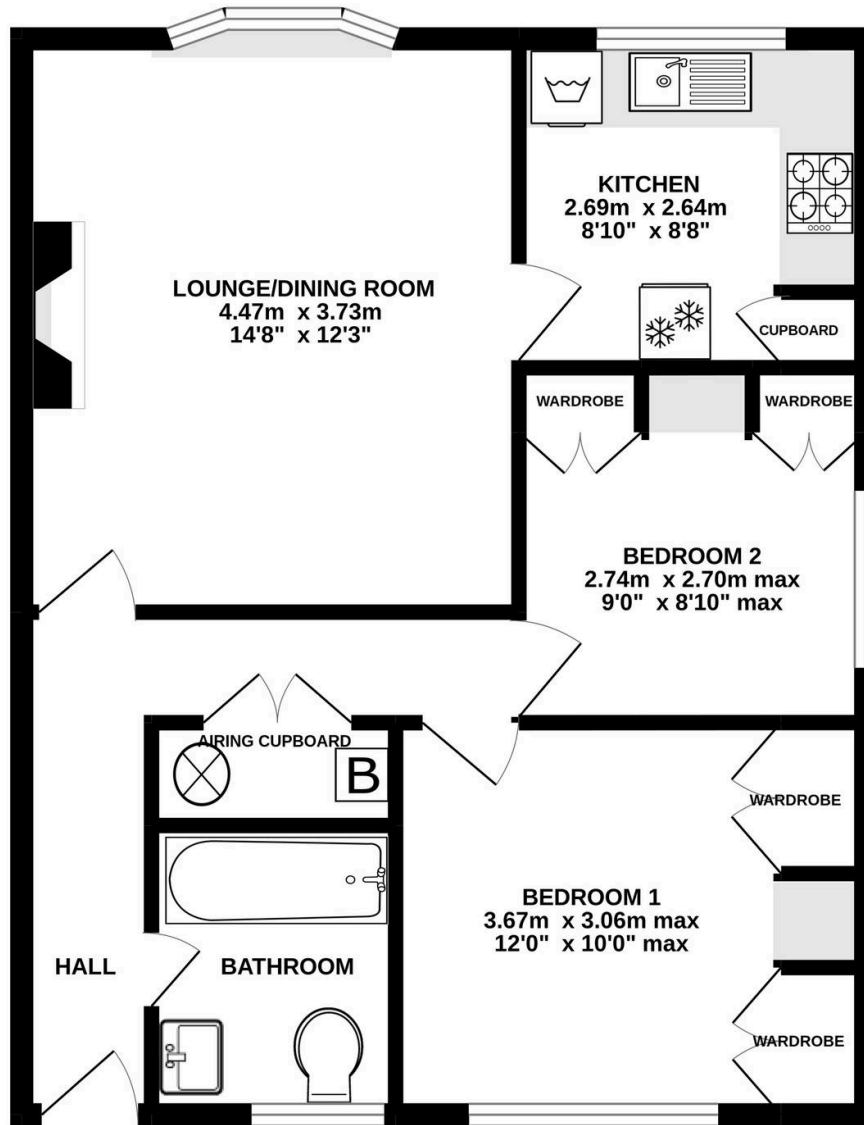




FIRST FLOOR



TOTAL FLOOR AREA : 56.0 sq.m. (603 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 ©2022

Abbotts Mead, Craig Road

Ham, Richmond, TW10

- 2 DOUBLE BEDROOM UPPER FLOOR APARTMENT at the quiet rear side of this elegant neo-Georgian style development with a SHARED FREEHOLD.
- The property also includes a GARAGE to the immediate rear of the flat.
- NO ONWARD CHAIN!
- EPC RATING BAND C - Double glazed windows throughout and mains gas central heating system.
- Airy lounge/dining room with a feature fireplace and bow window.
- Fitted wardrobe cupboards to both bedrooms.
- Within close reach of a choice of primary schools & nurseries, plus Ofsted 'Outstanding' Grey Court School, Tiffin Girls and the Kingston Academy.
- Within reach of local shops including Tesco Express, pharmacy, Swiss bakery & Post Office at St Richards Square with further shops on bustling Ham Parade.
- Near lots of green open spaces - Ham Common is accessed quickly via a path at the end of nearby Mornington Walk whilst Ham Riverside Lands and Teddington Lock can be accessed nearby off Dukes Avenue.

Communal Entrance and Landing

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

Hall

L SHAPED HALL with radiator and double doors to airing cupboard with hot water cylinder and boiler.

Lounge/Dining Room

14' 8" x 12' 2" (4.47m x 3.70m)

Double glazed Georgian style bow window to rear aspect with display shelf, radiator, gas fire on fireplace with mantelpiece and hearth, cornice, door to side into kitchen.

Kitchen

8' 10" x 8' 8" (2.69m x 2.64m)

Fitted units at eye and base level, worktops and tiled splashbacks, inset one and a half bowl sink unit, inbuilt oven and inset gas hob with fitted hood over, spaces for fridge/freezer and washing machine, radiator, double glazed window to rear aspect.

Bedroom 1

12' 0" x 10' 0" (3.67m x 3.06m)

Double glazed window, radiator, coving, twin mirrored double doors to inbuilt wardrobe cupboards.

Bedroom 2

9' 0" x 8' 10" (2.74m x 2.70m)

Double glazed window, radiator, coving, twin double doors to inbuilt wardrobe cupboards with central dresser shelf, mirror backdrop and eye level store cupboards over.

Bathroom

Panel enclosed bath, shower rail and curtain, shower mixer, tiled surround, pedestal wash hand basin, WC. Radiator, frosted double glazed window.







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

SERVICE CHARGE: £90 per month inclusive of building insurance.

COUNCIL TAX: BAND D : (Richmond Upon Thames)

ENERGY RATING : BAND C

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. **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.