



Ham Common, Richmond, TW10

Approximate Area = 1036 sq ft / 96.2 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1199 sq ft / 111.3 sq m

For identification only - Not to scale





65 Ham Common, Richmond, TW10 7JL

- Very distinctive & unusual 2 DOUBLE BEDROOM 2 BATHROOM DUPLEX MAISONNETTE with 2nd floor balcony, 1st floor balcony terrace + GARAGE BELOW at a special location to the side of picturesque Ham Common.
- SHARE OF FREEHOLD : NO ONWARD CHAIN!
- Ground floor wrought iron gated entrance & stone staircase to 1st floor terrace & entry door.
- Super entrance floor with hall, bright double aspect lounge/dining room over 19 ft x 16 ft with fireplace & teak floor, super fitted kitchen with high end appliances, utility/shower room.
- 2nd floor double aspect bedroom over 19 ft x 10 ft with French doors to balcony with new decking, glass balustrades, water butt and tap.
- 2nd double bedroom with fitted wardrobes : 2nd wet room style bathroom to the upper floor : Useful storage loft.
- Generous size GARAGE over 17 ft x 9 ft with automated door and internal power and light.
- Moments from the lovely open spaces of the Common with its traditional village pond, pub and cricket club, or turn left up Ham Gate Avenue into Richmond Park.
- Close to sought after Ofsted Outstanding Grey Court School and the German School in Petersham.

Entrance

Single and double wrought iron gates at ground level into covered entrance way with bin store cupboards, meter cupboards and stone staircase up to a 1st floor balcony terrace and entrance door into the duplex.

Hall

Radiator in decorative cabinet, teak flooring, door to understair store cupboard.

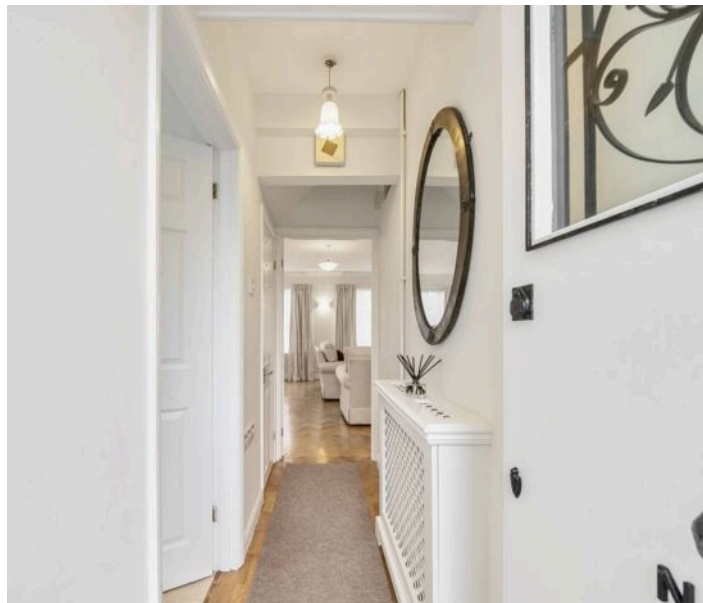
Shower Room/Utility

Walk in shower enclosure, wash hand basin with cabinet under, WC, space for washing machine and tumble dryer over, cupboard above, radiator, heated towel rail, frosted double glazed window.

Kitchen

9' 9" x 8' 4" (2.97m x 2.53m)

Units fitted at eye and base level, worktops, inset ceramic sink and drainer, double glazed sash window, inset Neff hob and hood, integral Neff dishwasher, inbuilt Neff oven and separate grill over, inbuilt fridge and freezer, wall mounted Vaillant ecoTEC Plus 630 condensing boiler.



Lounge/Dining Room

19' 3" x 16' 5" (5.87m x 5.00m)

Bright double aspect room with windows to front and side, teak flooring, flame effect gas fire with mantelpiece surround and fitted cabinets to each side, radiator in decorative cabinet.



Stairs to 2nd Floor Landing

Stairs from dining area with glass bricks to the side up to 2nd Floor landing with doors to bedrooms.

Front Bedroom

19' 1" x 10' 2" (5.82m x 3.10m)

Bright double aspect room with window to side plus windows and French doors out to the balcony. Radiators to each end of the room, fitted wardrobe cupboards with hanging and shelving. Door to airing cupboard housing hot water store.

Rear Bedroom

12' 8" x 11' 0" (3.85m x 3.36m)

Double glazed sash window to side, fitted wardrobe cupboards, additional eye level lockers, trap door to loft storage, radiator.

2nd Bathroom

Wet room style with shower area, tiled walls, wash hand basin, WC, radiator, double glazed sash window.



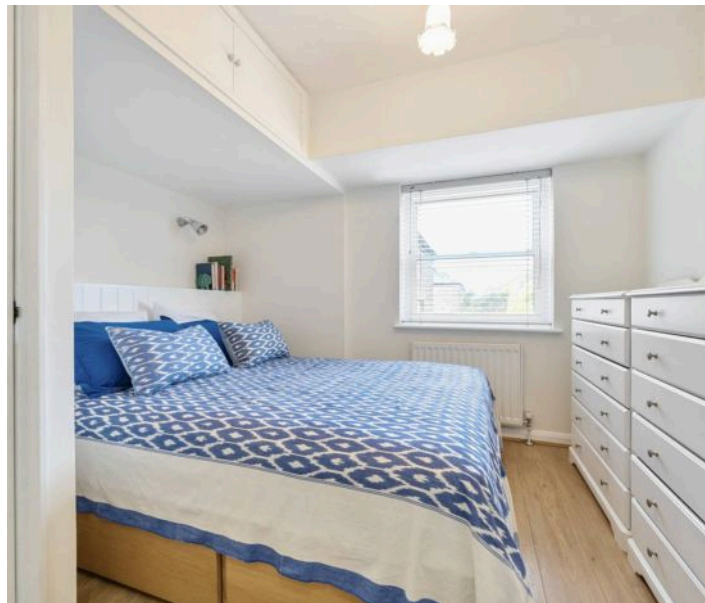
Rear Bedroom

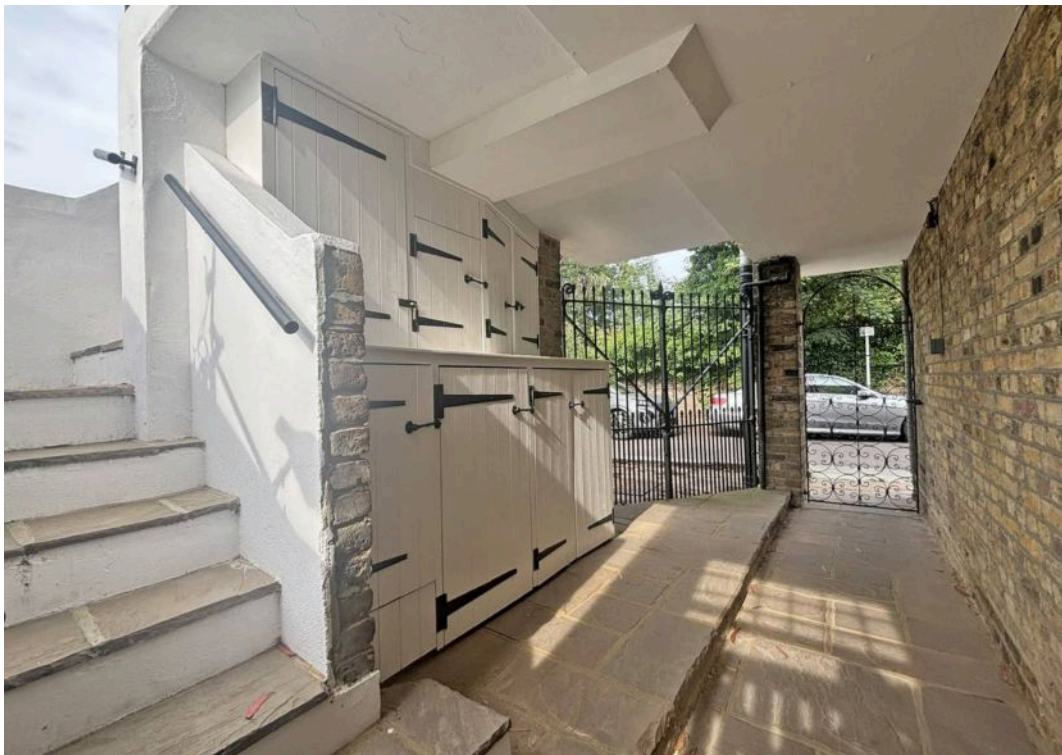
12' 8" x 11' 0" (3.85m x 3.36m)

Double glazed sash window to side, fitted wardrobe cupboards, additional eye level lockers, trap door to loft storage, radiator.

2nd Bathroom

Wet room style with shower area, tiled walls, wash hand basin, WC, radiator, double glazed sash window.







North Fin, 65 Ham Common, Richmond, TW10 7JL

Council Tax band: E (Richmond Upon Thames)
Tenure: Lease of 999 years from 5th August 2019

EPC Energy Efficiency Rating: D

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