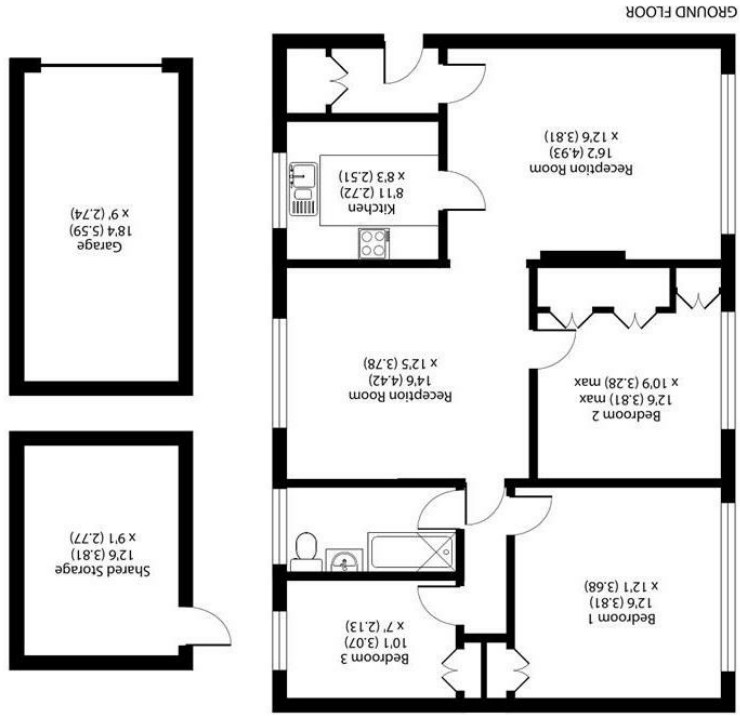


**Important Information** All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Certified Property Measurer  
 RICS  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © endicott 2024. Produced for Gibson Lane, REF: 1123383



Approximate Area = 988 sq ft / 91.7 sq m  
 Store = 115 sq ft / 10.6 sq m  
 Garage = 168 sq ft / 15.6 sq m  
 Total = 1271 sq ft / 118.1 sq m  
 For identification only - Not to scale

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**Parkleys**  
 Richmond TW10 5LR





£650,000

- Rarely available ground floor apartment
- Three bedrooms and two reception rooms
- No onward chain
- Garage and shared storage area
- Internal accommodation nearly 1,000sqft
- Sought after Grade II listed development
- Close to local shops and bus routes
- Beautiful communal gardens
- Council tax band E
- EPC exempt

\* Tenure: Leasehold - Share of Freehold upon Thames

\* Local Authority: Richmond

## Description

A rarely available three bedroom, two reception room apartment situated in this sought after grade II listed development close to Ham Common and Richmond Park. With nearly 1,000sqft of internal accommodation along with outside storage and a garage, these large apartments are a rare find. The internal accommodation comprises: spacious lounge with original parquet flooring, separate dining area and kitchen with views over the communal courtyard. There are two generous double bedrooms and a further single bedroom and family bathroom. The property is sold with no onward chain and we highly recommend an early internal viewing to fully appreciate what this spacious apartment has to offer.

## Situation

Parkleys is situated within a conservation area and is a Grade II listed development designed by the post war architect Eric Lyons, famous in the 1950's for creating the first "span development" homes. The property is conveniently positioned for Ham Parade offering local shops and bus routes, and Kingston and Richmond town centres, Ham Common, the River Thames and Richmond Park are all easily accessible. The standard of schooling in the immediate area is excellent within both the private and state sector.

