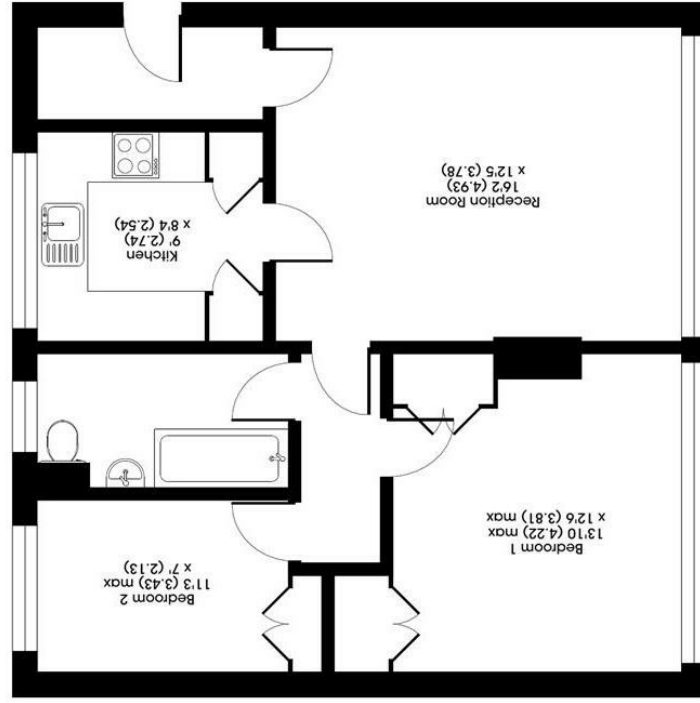


Important Information All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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). © ndkcom 2024. REF: 1180155

GROUND FLOOR

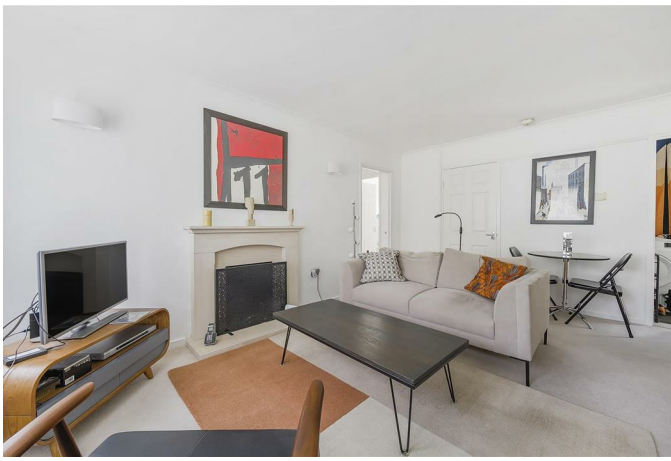


Approximate Area = 658 sq ft / 61.1 sq m
 For identification only - Not to scale

323 Richmond Road
 Ham
 Surrey
 KT2 5QU
 www.gibsonlane.co.uk
 Tel: 020 8247 9444



Parkleys
 Richmond TW10 5LR



£465,000

- Ground floor apartment
- Two bedrooms / one bathroom
- Prestigious grade II listed development
- Close to local shops and bus routes
- External storage shed
- Beautiful communal gardens
- Service charge £2,880 per year
- Lease 957 years remaining
- Council tax band D
- EPC exempt

* Tenure: Leasehold - Share of Freehold

* Local Authority: Richmond

Description

A well presented ground floor apartment situated in this iconic Grade II listed mid-century development. The property features spacious accommodation approaching 700sqft comprising: modern fitted kitchen, spacious bathroom with white suite, large reception/dining room with windows overlooking communal gardens, master bedroom and guest bedroom. There is an external storage shed and the property further benefits from a long leasehold with 957 years remaining and a share in the freehold.

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.

