



**MERVYN  
SMITH**  
SALES & LETTINGS

Tennyson Court, Parkleys, Ham, Richmond, TW10  
£475,000

# Tennyson Court, Parkleys, Richmond, TW10

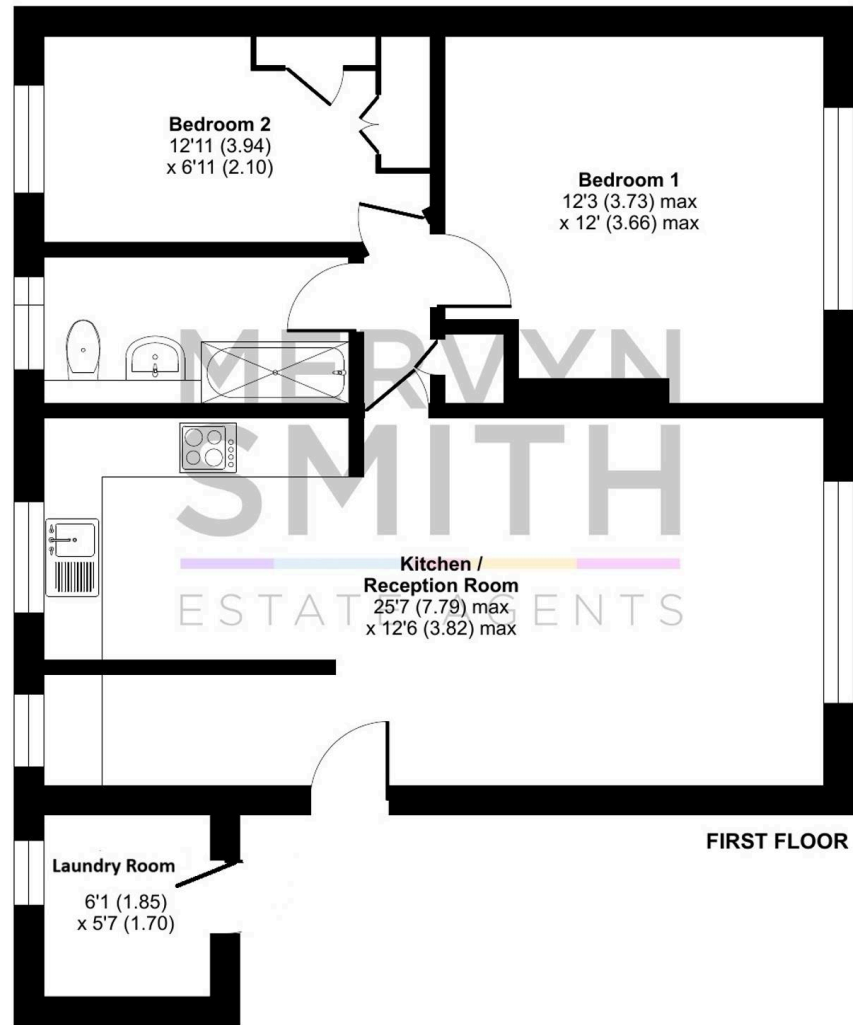


Approximate Area = 653 sq ft / 60.6 sq m

Outbuilding = 34 sq ft / 3.1 sq m

Total = 687 sq ft / 63.7 sq m

For identification only - Not to scale



- Stylishly designed and presented 2 BEDROOM MID CENTURY PURPOSE BUILT APARTMENT with SHARE OF FREEHOLD in a leafy conservation area setting.
- Lots of ingenious bespoke storage units and fittings to maximise space plus an exterior private services/laundry room housing the boiler and washing machine.
- Lovely rear views over the generous and user friendly communal garden areas.
- Double glazed windows and additional optional secondary glazing panels for maximum heat and noise insulation!
- Wood burner to the reception room : Gas central heating system with a Worcester Greenstar condensing boiler and Hive controls.
- Space for dining table and chairs in the fitted kitchen with integral gas hob, Bosch oven and dishwasher, and ingenious pull out pantry cupboard.
- Generous reception over 16 ft x 12 ft. Main bedroom over 12' square at max, 2nd bedroom with bespoke inbuilt wardrobe and generous drawers and cupboards.
- Grade 11 listed by English Heritage as the first ground-breaking 'Span' development by Eric Lyons.
- Located literally moments from both the open spaces of beautiful Ham Common but also local shops, deli, coffee shops, and 24 hour bus services into central Richmond and Kingston.





### **Communal Entrance**

Paved entrance area and stairs to 1st floor landing with doors to private utility store.

### **Private Laundry/Services Room**

Currently housing a washing machine with wall mounted Worcester Greenstar condensing combi boiler providing heating and hot water for the apartment. Gas meter, striplight, power points, frosted window. Its design purpose was for drying laundry so is partly ventilated.

### **Hall**

Wood laminate floor, radiator, double glazed window to rear with store cupboard over and fitted storage drawer unit under.

### **Reception Room**

Room width double glazed windows to front aspect with additional optional secondary glazing, wood laminate floor, radiator, chimney breast recess with wood burner.



### Kitchen/Diner

Space for dining table and chairs, wood laminate floor, radiator, double glazed window to rear overlooking gardens, units fitted at eye and base level, worktops, inset one and half bowl sink unit with spotlights and eye level store cupboard over, inset gas hob with fitted hood over, integral Bosch oven, integral Bosch dishwasher, space for upright fridge freezer. Between the kitchen diner and the reception is a bespoke pull out shelved pantry cupboard with a message blackboard to the reception side.





### **Inner Lobby**

Off the reception with doors to bedrooms and bathroom, plus door to storage cupboard with shelving.

### **Front Bedroom**

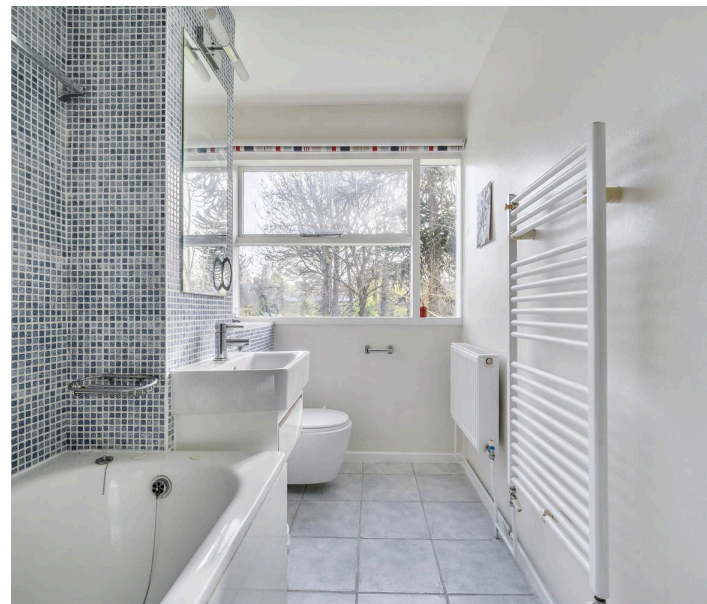
Double glazed windows to front with optional secondary glazing, wood laminate floor, radiator.

### **Rear Bedroom**

Double glazed window to rear garden aspect, radiator, double doors to bespoke inbuilt wardrobe with hanging rail, interior light and shelving over, additional fitted unit with base level drawers and cupboard over.

### **Bathroom**

Double glazed window, panel enclosed bath with shower over and screen, tiled floor, part tiled walls, wash hand basin with integral drawer under and concealed vanity cupboard with mirror doors over, heated towel rail, WC.



## COMMUNAL GARDEN

Large secluded user friendly garden area to the immediate rear of the flat. The block is set back at the front with a communal front garden and tree screen.

**TENURE:** Freehold held in common by the residents with a Lease of 999 years from 1982.

**MAINTENANCE:** £720 per quarter to include building insurance, communal lighting and cleaning, general maintenance and repairs, gardening and external window cleaning.

**COUNCIL TAX BAND :** D (London Borough of Richmond upon Thames)

**PARKING:** There are no parking restrictions or permits required in Parkleys. There are also off street parking bays for residents.

**ASBESTOS MANAGEMENT POLICY:** Many properties built in the UK up to the 1990s may contain some elements of asbestos. These have been assessed at this development with an asbestos management policy in place. We can email this document to any interested parties.

**CONSERVATION AREA & LISTING:** Parkleys is a London Borough of Richmond Upon Thames Conservation Area (No.67). It is Grade II listed by English Heritage as the first major 'Span' development by ground-breaking architect Eric Lyons, President of RIBA (Royal Institute of British Architects) 1975-1977. He worked under Walter Gropius (founder of the Bauhaus) and became noted for progressive developments with signature attention to landscape and community, blending modernism with more traditional building elements like tile hanging and stock brick. Beginning with Parkleys in 1955-6, his practice gained many awards and as recently as 2005, Span received a special Housing Design Award for schemes meeting the Sustainable Communities Plan. For further reading see *'Eric Lyons and Span'* by Barbara Simms, RIBA Books 2006 or view a youtube video at <https://youtu.be/wwc6-rPp35g>







## Mervyn Smith

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