

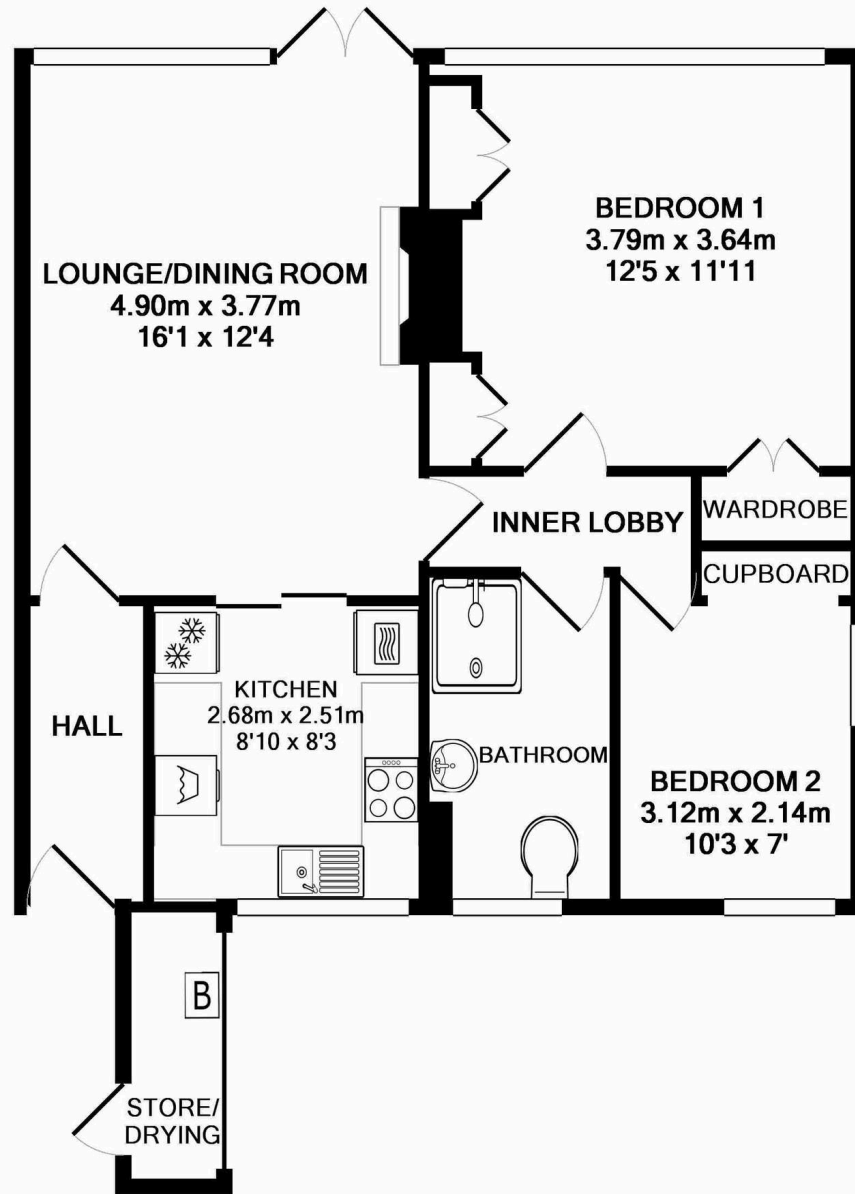


- Well presented 2 BEDROOM GROUND FLOOR APARTMENT with SHARE OF FREEHOLD and French doors out to a patio and gardens. NO CHAIN & VACANT POSSESSION!
- Bright lounge/diner over 16 ft x 12 ft with wood burner and slate hearth.
- Kitchen/breakfast room with quartz worktops and space for breakfast table and chairs.
- Main bedroom 12 ft square with two inbuilt wardrobe cupboards : Double aspect second bedroom/home office.
- Gas central heating system with an efficient Worcester Greenstar condensing combi boiler.
- Own exterior store locker plus a further private clothes drying locker.
- Quietly located in a conservation area overlooking delightful gardens but close to shops, deli, coffee shops and other facilities on Ham Parade + frequent buses to Richmond & Kingston.
- Near a great choice of sought after schools including Grey Court, Tiffin Girls, the Kingston Academy and Fernhill School.
- Within reach of the open spaces of picturesque Ham Common and Richmond Park.

Council Tax band: D

EPC Energy Efficiency Rating: D





TOTAL APPROX. FLOOR AREA 60.7 SQ.M. (654 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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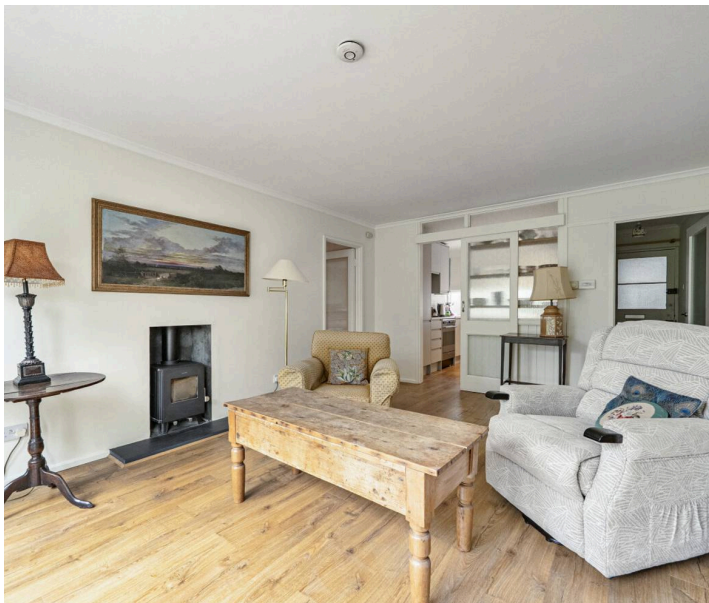


### Hall

Entrance door, radiator, wood laminate floor, glazed door through to...

### Lounge/diner

Radiator, wood laminate floor, wood burner inset in chimney breast with slate hearth, coving, front aspect windows and French Doors to patio and gardens.



### **Kitchen**

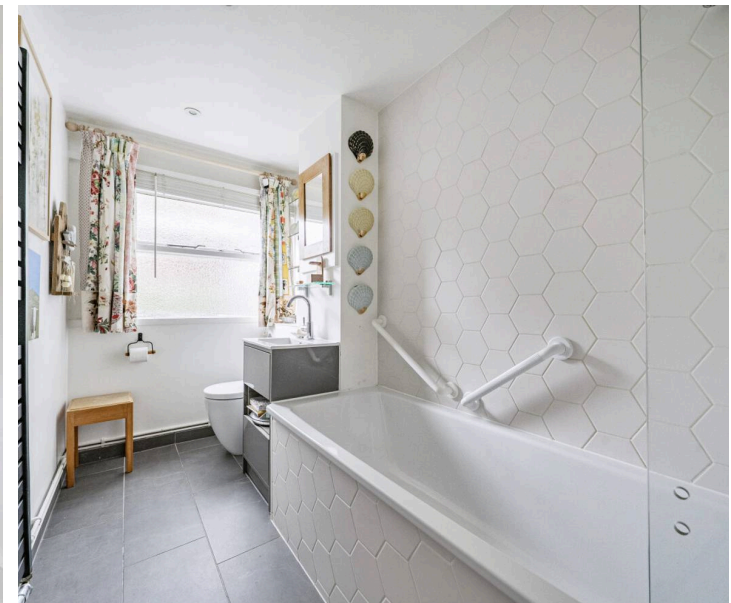
Units fitted at eye and base level, quartz worktops, tile splashback, inset twin bowls with drainer grooves in the worktop, pull out corner pantry cupboard, integral fridge and freezer, spaces for cooker and washing machine, space for breakfast table and chairs, wood laminate floor, window to rear.

### **Inner Lobby**

Laminate floor, recessed shelving with deep store cupboard over, doors to bathroom & bedrooms.

### **Bathroom**

Tiled floor, bath with shower screen and both shower head over and separate rinser, sink with cabinet under, WC, frosted window, heated towel rail.





### Inner Lobby

Laminate floor, recessed shelving with deep store cupboard over, doors to bathroom & bedrooms.

### Bedroom 1

Room width windows to garden aspect with fitted window boxes, radiator, double doors to inbuilt wardrobe cupboard, double louvre doors to further inbuilt cupboard.

### Bedroom 2

Double aspect room with windows to front and side aspects, radiator, recess with inbuilt shelving.



## COMMUNAL GARDEN

Patio and borders, main grassed area.

We advise viewers the patio is not technically part of the demise of the flat, but effectively it has been used by the occupants of this flat.

**STORE/DRYING ROOM: (off the communal hall) Abt. 8 ft 5 x 2 ft 5 (2.60m x 0.77m)** Currently housing the boiler.

Door to...**SHARED STORE ROOM:** Door off the communal hallway area to a shared bin store with door to further..

**OWN BRICK BUILT STORE LOCKER: Abt. 2 ft 6 x 2 ft 4 x 7 ft 8 (0.8m x 0.7m x 2.4m)**

Parkleys 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 traditional 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.

**SERVICE CHARGE** £720 per quarter inc of building insurance, communal lighting and cleaning, general maintenance and repairs, gardening and external window cleaning.

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





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