



be guaranteed.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Approximate Gross Internal Area 646 sq ft - 60 sq m

Redress: We hold independent

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gibson | lane





£450,000

- Historic Grade II listed development
- Ground floor two bedroom flat
- Sold with rarely available garage
- Storage locker
- Beautifully maintained communal gardens
- Share of freehold with over 900 years remaining
- Close to Ham Parade shops and bus routes
- Ham Common and Richmond Park close by
- Council tax band D
- EPC exempt

Tenure: Leasehold - Share of Freehold

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

This ground floor flat in Parkleys, Ham, offers two well-proportioned bedrooms, a spacious lounge/dining room, fitted kitchen and shower room across 646 sqft - a practical layout suited to couples or those looking to downsize.

Constructed in the mid 1950s, this property retains a sense of character while offering modern living amenities. One of the standout features is the inclusion of a garage, providing secure parking and additional storage space, a rare find in such a desirable location.

The flat is offered with no onward chain, making for a straightforward purchase. Parkleys itself is a well-regarded, quietly community-minded development, with local shops, green spaces and good transport links all easily accessible.

In summary, this charming flat presents an excellent opportunity for those looking to settle in a vibrant and welcoming community. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your new home.

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.

