

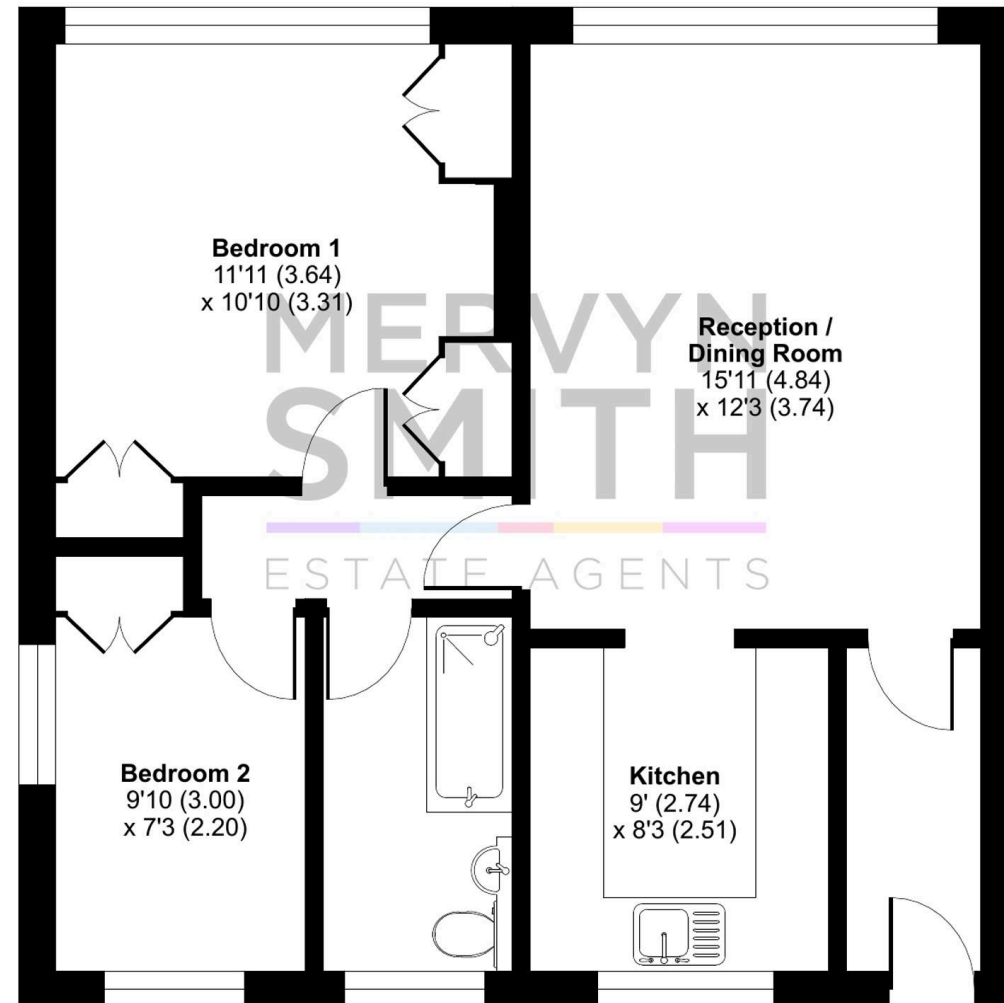


Coleridge Court, Parkleys, Richmond, TW10

Approximate Area = 641 sq ft / 59.6 sq m

For identification only - Not to scale

- Elegant SHARED FREEHOLD 2 Bedroom 1st floor Mid Century Apartment in requested development. Quiet leafy setting in conservation area.
- Very private and secluded feel to the reception and main bedroom which are not overlooked and have lovely aspects to lawns and trees. Use of extensive communal gardens
- Karndean parquet style flooring flows through the hall, reception room, kitchen and inner lobby,
- Fitted kitchen with integral gas hob, chimney hood and underbuilt oven.
- Stylish bathroom with tiled floor and wainscoting. Rainforest shower head and screen over the bath.
- Additional exterior private clothes drying room.
- Gas central heating system with a Worcester Greenstar condensing combi boiler.
- Very tranquil setting but conveniently close to lots of shops and facilities on bustling Ham Parade plus a choice of frequent buses between Richmond and Kingston.
- Near a choice of top quality schools including Grey Court, Tiffin Girls, the Kingston Academy and Fernhill School.
- Referenced in much architectural literature as the first pioneering 'Span' development by Eric Lyons and Grade 11 listed by English Heritage.



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1459940

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Communal Entrance

Walkway with canopy over in fagged hallway. Communal recycling/meter cupboard. Staircase to 1st floor landing.

Hall

Entrance door into hall with herringbone wood flooring. Further reeded glass door into the reception.

Reception Room

Room width windows with window boxes, radiator, fitted gas fire, herringbone wood flooring.



Kitchen

Fitted units at eye and base level to three sides with worktops and tile splashbacks. Inset sink unit, inset gas hob with fitted chimney hood over, underbuilt oven, spaces for fridge freezer and washing machine, wood flooring.

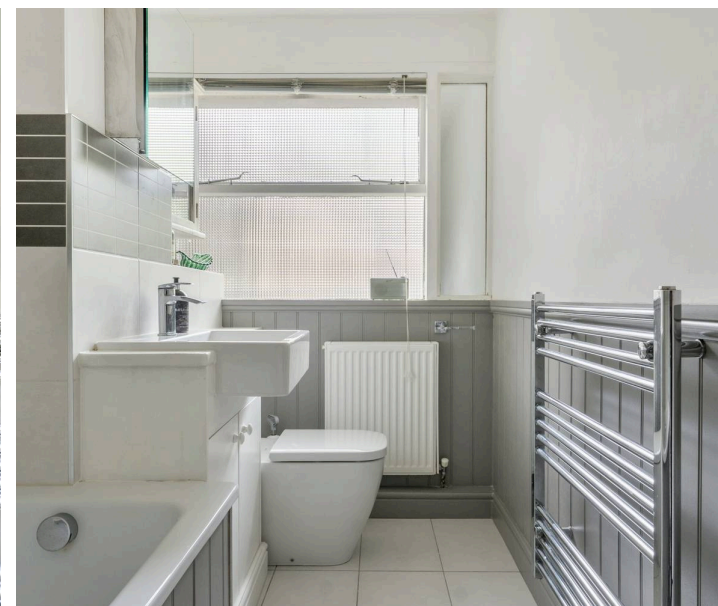
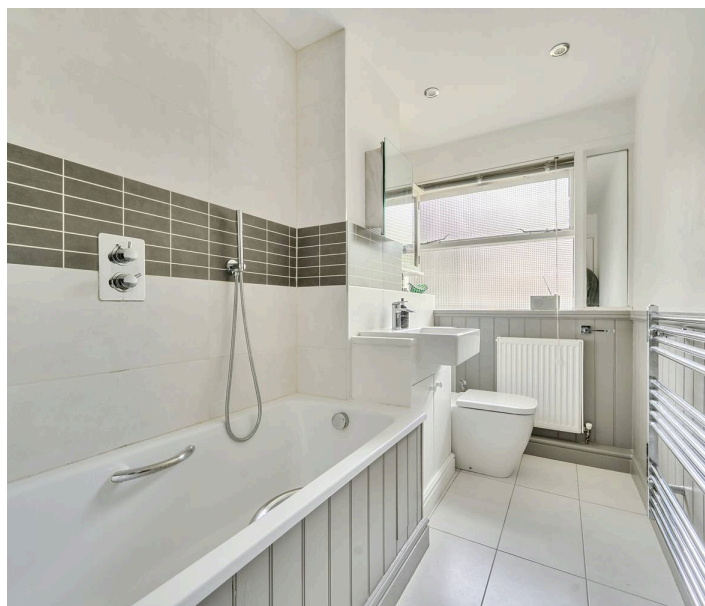


Inner lobby

Reeded glass door off the reception. Doors to bedrooms and bathroom, doors to shallow store cupboard and deep store cupboard over.

Bathroom

Tiled floor and part tiled walls, wainscoting, panel enclosed bath with shower screen and rainforest shower head over, wash hand basin, WC, heated towel rail, frosted window.



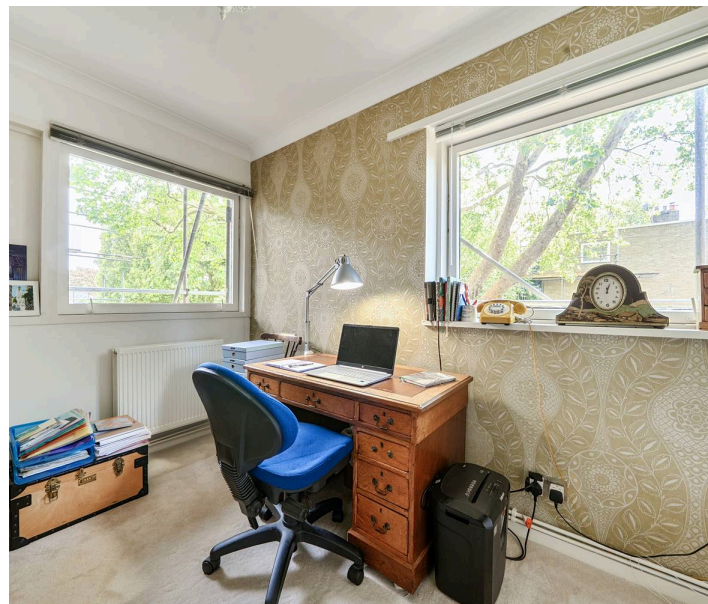


Bedroom 1

Three sets of double doors to fitted wardrobe cupboards, room width windows, radiator.

Bedroom 2

Double aspect room with windows to front and side, radiator, recessed shelving and base level cabinet.



COMMUNAL GARDEN

Front courtyard style garden and rear lawns and trees.

Parking

There are no meters or parking restrictions at Parkleys and off street resident bays are also available.



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.

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.

SERVICE CHARGE £720 ppq to include building insurance, all exterior maintenance, lighting and cleaning of communal areas, upkeep of gardens etc.

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.

The accommodation of the apartment extends to approximately 622 sq ft / 57.8 sq m and includes a generous reception room with wide picture window and a leafy outlook across the communal gardens. The room provides ample space for both seating and dining, with wood flooring and a calm, characterful presentation.

The kitchen has been refitted with a range of cream shaker-style units, integrated oven and hob, tiled splashbacks and good worktop space, while still retaining a practical layout.

There are two bedrooms, including a spacious principal double bedroom with built-in wardrobe storage and a pleasant green outlook. The bright double aspect second bedroom is also well proportioned and works equally well as a guest room, study or home office.

The bathroom has been updated with a modern white suite, bath with shower over, WC, wash hand basin, tiled finishes and heated towel rail.

Externally, residents enjoy the use of attractive communal gardens, with mature trees and well-kept green spaces forming an important part of Parkleys appeal.

The property is held on a share of freehold basis with a lease of 999 years from 1982.

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