

**HAM, RICHMOND**

**MERVYN  
SMITH**  
estate agents and valuers

**£450,000 \* LEASEHOLD**

**STUART ROAD, HAM, RICHMOND, SURREY, TW10 7QR**



**A THREE BEDROOM 1st Floor Apartment over 840 sq ft with both a SOUTHWESTERLY FACING BALCONY and a charming PRIVATE GARDEN to the rear.**

***NEWLY EXTENDED LEASE* with 175 Years remaining and NO GROUND RENT.**

**Offered with the advantages of VACANT POSSESSION and NO ONWARD CHAIN.**

**The property also includes a private bike/store lockable cupboard on the ground floor.**

**Gas central heating system : Cavity wall insulation : Double glazed windows : EPC Rating 73 - Band C.**

Reception room with feature fireplace and door off to the balcony.

Kitchen/breakfast with fitted units, inbuilt oven and gas hob. : Bathroom and separate WC

Two double bedrooms with a bright double aspect plus a good sized 3rd bedroom over 9 ft square.

4 storage cupboards off the hall : Entryphone system.

***Generous own rear garden with shed, pergola, patio and barbecue area.***

Located within close reach of Ofsted 'Outstanding' rated Grey Court School and a choice of nearby primary schools and nurseries. The property is also within reach of Ham Library, local shops including German Deli, Swiss bakery, Tesco Express and Post Office, and bus services to Richmond and Kingston.



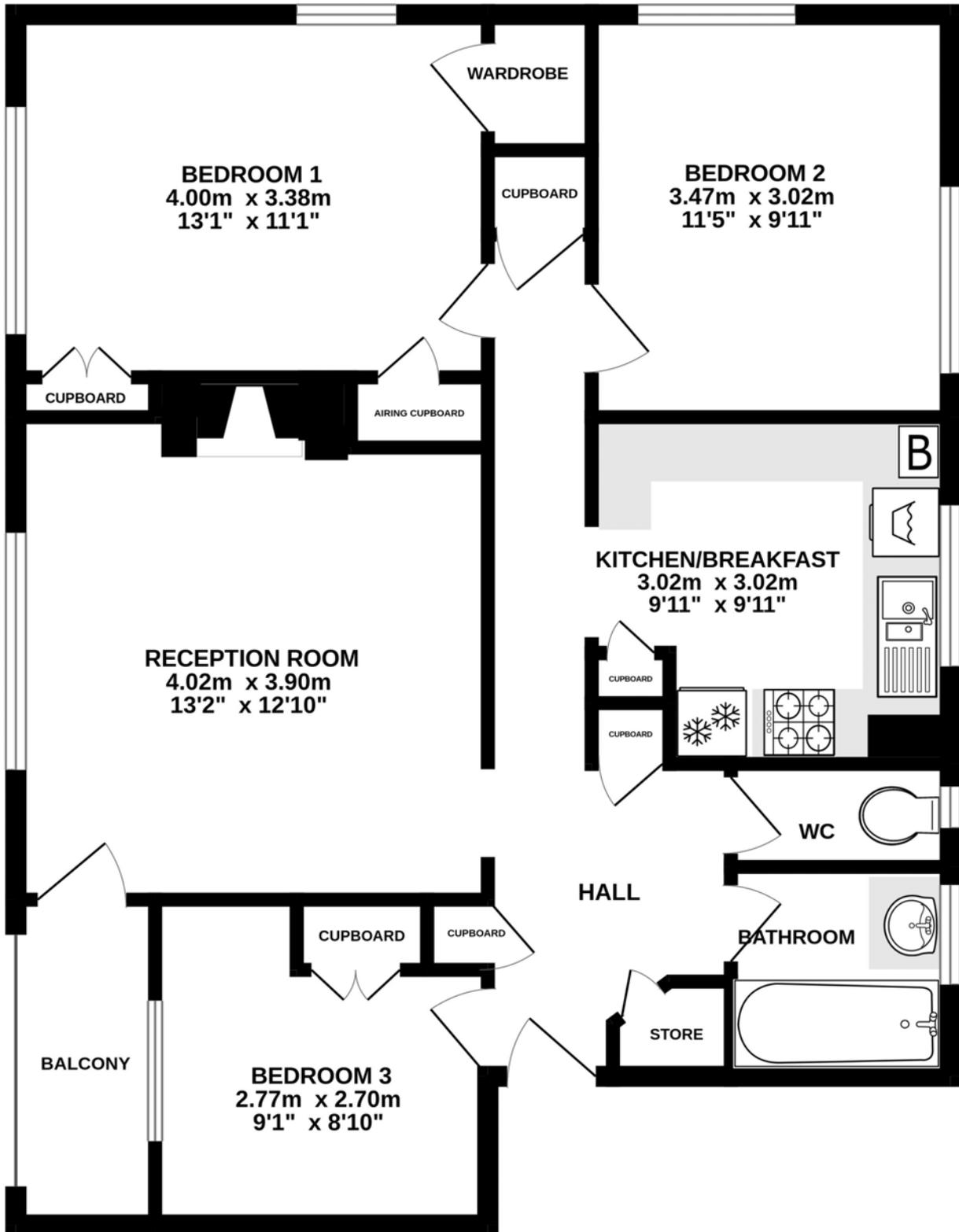
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# FLOOR PLAN

1ST FLOOR  
78.0 sq.m. (840 sq.ft.) approx.



TOTAL FLOOR AREA : 78.0 sq.m. (840 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**ENTRANCE PORCH:**

Entryphone door entry system into ...

**GROUND FLOOR COMMUNAL HALL:**

With door to private storage/bicycle locker (middle door of 3 on the left), stairs to 1st floor landing with rear double glazed window.

**HALL:**

Entrance door, entry phone hand set, radiator, door to deep store cupboard, doors to 2 additional cupboards. Mirrored door at the far end of the hall to further store cupboard.

**RECEPTION ROOM: Abt 13 ft 2 x 12 ft 10 (4.02m x 3.90m)**

door to private storage/bicycle locker, stairs to 2nd floor window to front aspect, radiator, feature fireplace with Adam style mantel-piece, tiled surround and hearth. Door to ....

**SOUTH-WESTERLY FACING BALCONY.**

With tiled floor.



**KITCHEN/BREAKFAST: Abt 9 ft 11 x 9 ft 11 (3.02m x 3.02m)**

Range of fitted units at eye and base level, work surfaces, whit brick tile splashbacks, inset one and a half bowl sink unit with mixer tap, inbuilt oven, inset gas hob, fitted hood over, spaces for washing machine and fridge/freezer, wall mounted boiler, double glazed window with lovely rear view across gardens.



**View to garden from kitchen window:**



**BATHROOM:**

Panel enclosed bath, Triton shower and shower rail, tiled surround, frosted double glazed window, wash hand basin and vanity shelf with cabinet under, heated towel rail.

**SEPARATE CLOAKROOM:**

Tiled wainscot, frosted double glazed window, radiator, WC.



**BEDROOM ONE:** Abt 13 ft 1 x 11 ft 1 (4.00m x 3.38m )

Double aspect room with double glazed windows to front and side aspects, radiator, door to deep wardrobe cupboard in addition to room dimensions with hanging to two sides plus half hanging and shelving, door to additional shelved cupboard, door to airing cupboard with slatted shelving.



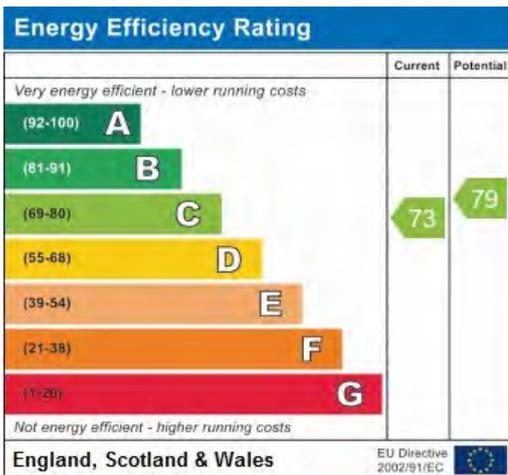
**BEDROOM TWO:** Abt 11 ft 5 x 9 ft 1 1 ( 3.47m x 3.02m)

Double aspect room with double glazed windows to side and rear garden aspects, radiator.



**BEDROOM THREE: Abt 9 ft 2 x 9 ft (2.79m x 2.74m)**

Double glazed window to front aspect, radiator, double louvre doors to inbuilt wardrobe cupboard with hanging, additional eye level storage cupboards.



**GARDEN:** This is accessed via a rear double glazed door off the communal hall and down a shared pathway to the garden which is the middle plot of three. The garden has patio and barbecue areas, pergola and a shed.



**LEASE:** 215 years from 24th October 1983 ( approx. 175 years remaining)

**GROUND RENT:** A 'peppercorn' ( ie zero)

**SERVICE CHARGE :** 1st April 2023 - 31st March 2024. First monthly payment of £113.53 followed by 11 months at £103.57.

**COUNCIL TAX BAND:** C (London Borough of Richmond Upon Thames)



**REF 2493**

These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract. All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture. None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition.

**DISCLAIMER:** Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.



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