

HAM, RICHMOND

SHARE OF FREEHOLD
£475,000

**MERVYN
SMITH**
estate agents and valuers

HARDWICKE ROAD, HAM, RICHMOND, TW10 7UB



A Bright and Spacious DUPLEX MAISONETTE with a SHARE OF FREEHOLD and a GARAGE and offered with the advantage of NO ONWARD CHAIN.

Lounge with front bay and bench seat and arch through to an additional dining area.
Smart fitted kitchen with integral oven, gas hob, washing machine and dishwasher.
2 double bedrooms to the top floor both with inbuilt wardrobe cupboards.
Bespoke **Home Office** created off the front bedroom with worktops and filing cupboard.
Useful storage loft with pull down ladder.

Double glazed throughout : Gas central heating system with an efficient Worcester Greenstar condensing boiler.

Enjoying an attractive leafy location set back from the road facing a lawned area.
Moments from primary schools and nurseries and within reach of Ofsted Outstanding Grey Court School.

GARAGE in a block to the rear, accessed via a hardstanding driveway and with newly laid forecourt approach.

Conveniently located near local shops including a Tesco Express, Post Office, pharmacy and Swiss bakery.
Close to bus services to Richmond and Kingston, the open spaces of Ham Riverside Lands and the path to Teddington Lock with its pedestrian and cycle bridge across the river.

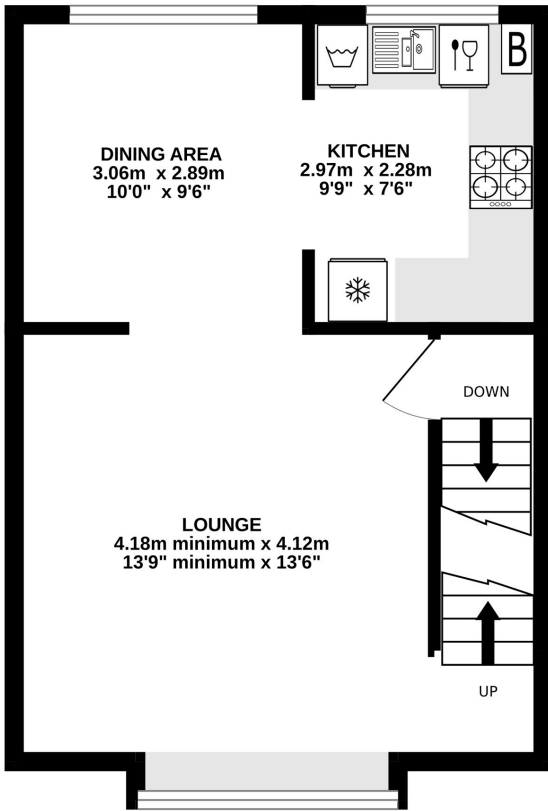


Tel: 020 8549 5099

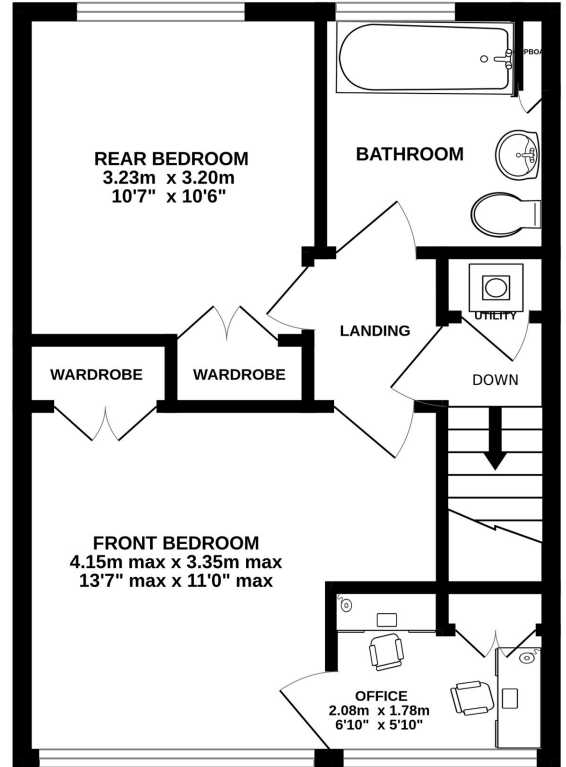


www.mervynsmith.com

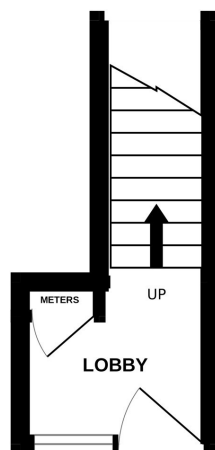
1ST FLOOR
35.6 sq.m. (383 sq.ft.) approx.



2ND FLOOR
34.7 sq.m. (374 sq.ft.) approx.



GROUND FLOOR
5.3 sq.m. (57 sq.ft.) approx.



TOTAL FLOOR AREA : 79.0 sq.m. (850 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.

Made with Metropix ©2023

ENTRANCE PORCH:

Double glazed entrance door into...

ENTRANCE LOBBY:

Double glazed frosted window, doors to meter/storage cupboards, staircase leading up to first floor landing with glazed door to ...

LOUNGE; Abt 13 ft 9 minimum x 13 ft 6 min (4.18m minimum x 4.12m min)

(17 ft (5.2m) max across into stairwell)

Double glazed square bay window to front aspect with bench seat, two radiators, wood floor, arch to rear through into dining area.



DINING AREA: Abt 10 ft x 9 ft 6 (3.06m x 2.89m)

Double glazed window to rear aspect, wood floor, radiator, arch to kitchen.



KITCHEN: Abt 9 ft 9 x 7 ft 6 (2.97m x 2.28m)

Double glazed window to rear aspect, range of units fitted at eye & base level, worktops, tile upstands, wall mounted Worcester Greenstar condensing boiler, inset one and a half bowl ceramic sink unit, integral dishwasher, inset gas hob, inbuilt oven, integral washing machine, space for fridge/freezer.



STAIRCASE FROM LOUNGE TO SECOND FLOOR LANDING:

Door to utility cupboard currently housing tumble dryer, glazed door through to

INNER LANDING:

With trap door access to pull down ladder to loft space.

FRONT BEDROOM: Abt 13 ft 7 max across x 11 ft (4.15m max across x 3.35m)

Double doors to in-built wardrobe cupboards, double glazed windows to front aspect, radiator, cornice, door to office.



HOME OFFICE: Abt 6 ft 10 x 5 ft 10 (2.08m x 1.78m)



Double glazed window to front aspect.
Two workstation surfaces,
double doors to store cupboard,

REAR BEDROOM: Abt 10 ft 7 x 10 ft 6 (3.23m x 3.20m)

Double glazed window to rear aspect with horizon view to Richmond Park and Pembroke Lodge, cornice, radiator. Double doors to in-built wardrobe cupboard in addition to given room dimensions.



BATHROOM:

Pedestal wash hand basin, WC, frosted double glazed window, panel enclosed bath with folding shower screen and shower over, heated towel rail, part tiled walls.



ENERGY RATING : BAND D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GARAGE : No 136

In battery to the rear of the block, accessed via a hardstanding driveway off Simpson Road. At the end of the drive turn right and Garage 136 is the penultimate garage in the left side block. It has a newly laid hardstanding forecourt approach.



TENURE: Lease of 999 years from 25 March 1963 with a share of the freehold.

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

GROUND RENT: The ground rent is 'peppercorn' ie zero.

SERVICE CHARGE: The vendor informs us there is no ongoing service charge

CONTRIBUTION TO BLOCK INSURANCE POLICY: £184 for current year.

Ref: 2528

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. As a guide to prospective buyers, we have been advised by the vendor regarding the service charge but we have not inspected any accounts and we do not know their terms and conditions. Prospective buyers and their legal advisers will have to establish the exact outgoings and obligations prior to any legal commitment to purchase. **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.



**315 RICHMOND ROAD,
KINGSTON UPON THAMES, SURREY, KT2 5QU
TEL: 020 8549 5099**

WEBSITE: www.mervynsmith.co.uk E-MAIL: sales@mervynsmith.com