

HAM, RICHMOND

£ 599,950

SHARE OF FREEHOLD

**MERVYN
SMITH**
estate agents and valuers

PARKLEYS, HAM, RICHMOND UPON THAMES, TW10 5LY



A RARELY AVAILABLE EXAMPLE OF THE LARGEST PARKLEYS APARTMENTS
stylishly upgraded with **2 DOUBLE BEDROOMS 2 BATHROOMS AND 2 RECEPTIONS.**

A **GARAGE** close to the flat is also available subject to separate negotiation.

At the quieter end of this iconic mid century development with delightful communal gardens to the rear. Parkleys is a Richmond Borough Conservation Area and Grade II listed by English Heritage as the first 'Span' development by pioneering architect Eric Lyons.

This roomy apartment over 1000sq ft has been remodelled to provide a super master suite with a sizeable tiled ensuite and bespoke fitted wardrobes. The second bedroom is also a spacious double with two inbuilt wardrobes. The main bathroom has underfloor heating and a generous walk in shower area. Bright lounge with inset flame effect fire and projecting limestone hearth : Arch to additional dining area over 14 ft x 12ft. Kitchen with fitted units to 3 sides, 5 burner Siemens gas hob, Neff oven and separate microwave + integral fridge/freezer. Oak flooring to the entrance and receptions : Neutral décor : Gas central heating system with an efficient Greenstar boiler.

Offered with a long lease over 950 years plus a ***SHARE OF THE FREEHOLD*** : **NO ONWARD CHAIN.**

Near the open spaces of Ham Common with its traditional village pond, pub and cricket square.

The property is also near the path through Ham Common Woods up to Richmond Park.

At the other end of Parkleys is Ham Parade with its shops, deli, coffee shops and 24 hour bus services to Richmond and Kingston.

Within reach of several sought after schools including Ofsted Outstanding Grey Court School, The Kingston Academy, Fernhill School, the German School and high achieving Tiffin Girls School.

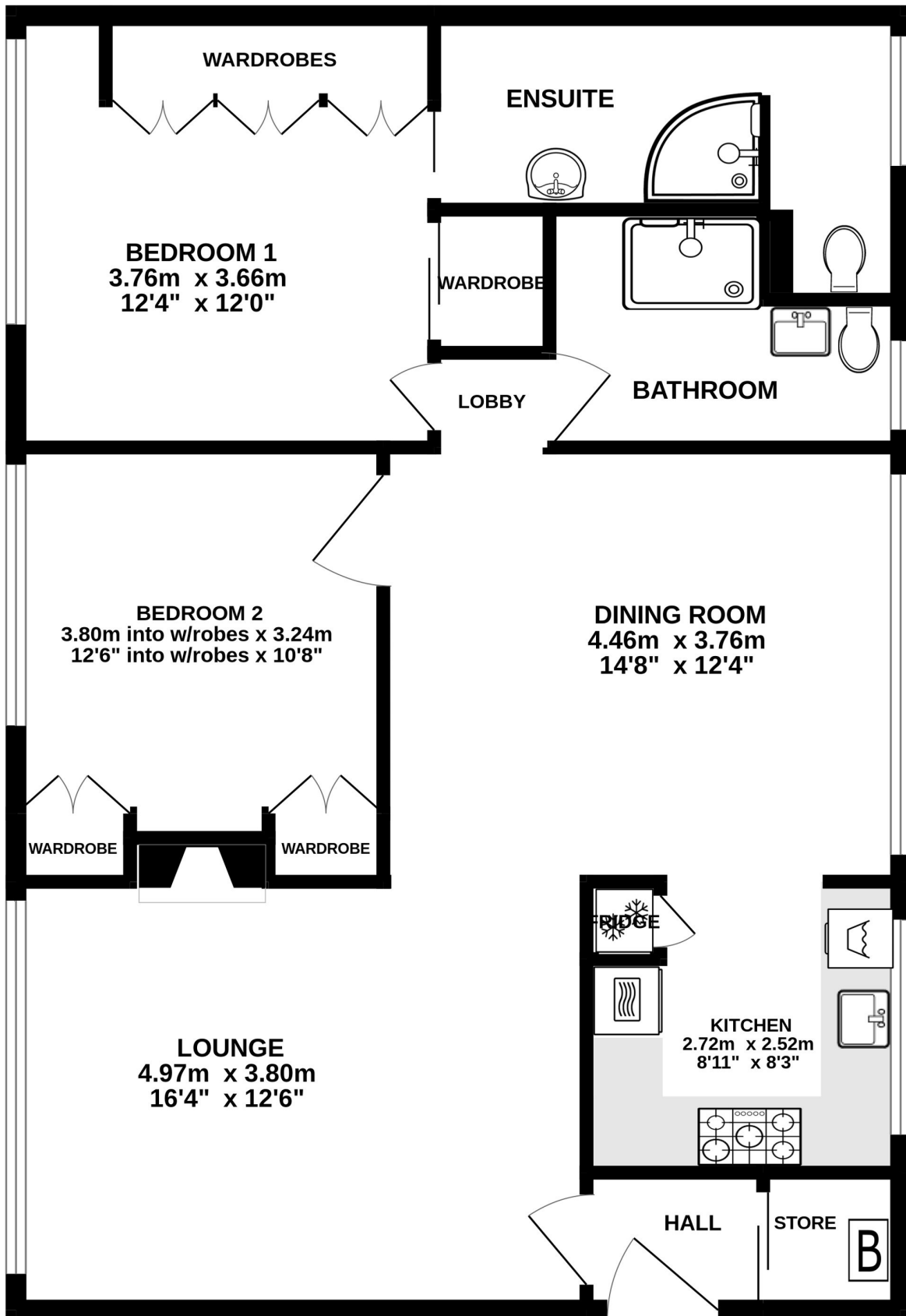


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www.mervynsmith.com

1ST FLOOR
93.0 sq.m. (1001 sq.ft.) approx.



TOTAL FLOOR AREA : 93.0 sq.m. (1001 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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COMMUNAL ENTRANCE:

Paved communal area with stairs up to 1st floor landing with

SHARED DRYING CUPBOARD: (to the right of the flat entrance).

Shared with the other flat on this landing.

Entrance door to **HALL:** Oak flooring, sliding doors to

STORE/BOILER CUPBOARD: Laminate flooring, wall mounted Worcester Greenstar condensing boiler.

LOUNGE: Abt. 16ft 4 x 12 ft 6 (4.97m x 3.80m)

Oak flooring, radiator, wall light fittings, recessed flame effect gas fire with projecting limestone hearth.

Room width windows to front aspect, open plan through to the dining room.



DINING ROOM: Abt. 14 ft 8 x 12 ft 4 (4.46m x 3.76m)

Oak flooring, radiator, room width windows to rear garden aspect, wall light fittings.



KITCHEN: Abt. 8 ft 11 x 8 ft 3 (2.72m x 2.52m)

Tiled flooring, units fitted at eye and base level, worktops and splashback panels, inset bowl and drainer grooves, inset 5 burner Siemens gas hob, inbuilt Neff oven and separate microwave, integral fridge and freezer, space for washing machine, windows to rear garden aspect.



Inner lobby off the dining room with doors to the Bathroom and Master Suite

BEDROOM ONE: Abt. 12ft 4 x 12ft (3.76m x 3.66m)

Windows to front aspect, three double doors to inbuilt wardrobe cupboards with hanging and shelving, radiator, pocket door to

ENSUITE:

Walk in shower enclosure, mainly tiled walls, wash hand basin, WC, heated towel rail, frosted window.



BEDROOM TWO: Abt. 12 ft 6 (3.80m) max into wardrobes x 10 ft 8 (3.24m)

Window to front aspect, twin double doors to inbuilt wardrobe cupboards, radiator.



BATHROOM:

Walk in shower with glass screen, wash hand basin, inset mirrored cupboard over, WC, heated towel rail, part tiled walls, tiled flooring with under floor heating, frosted window.



OUTSIDE:

COMMUNAL GARDENS:

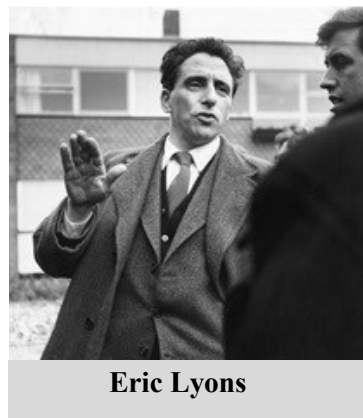
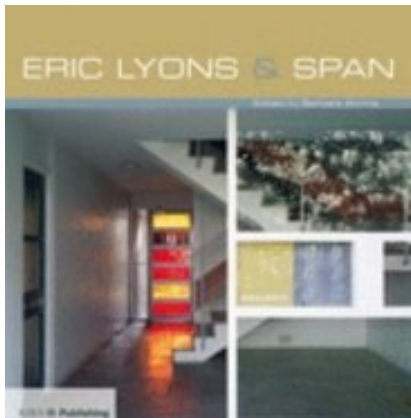
GARAGE No.13: available to purchase subject to separate negotiation.

Brick built garage with double entrance doors and electricity supply. The garage has its own Land Registry Title. The garage is located near the apartment facing a forecourt with a water supply.

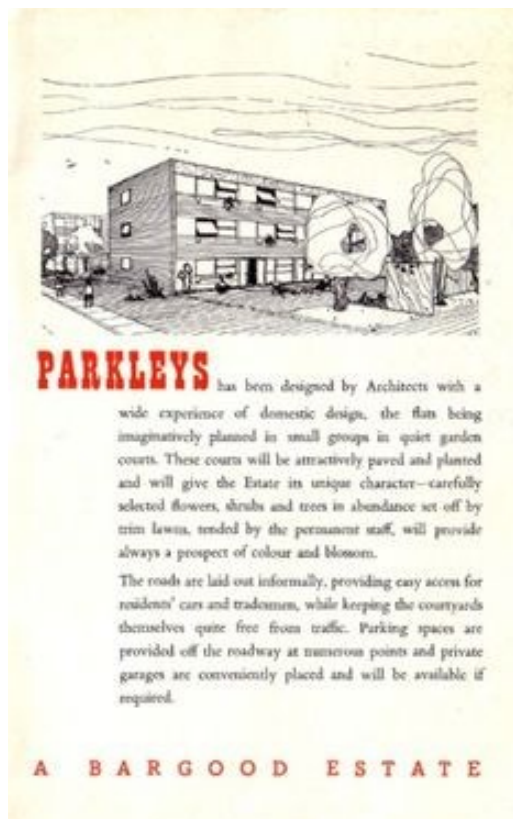


CONSERVATION AREA & LISTING:

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 or view a youtube video at <https://youtu.be/wwc6-rPp35g>



Eric Lyons



MAINTENANCE:

£600 per quarter to include building insurance, communal lighting and cleaning, general maintenance and repairs, gardening and external window cleaning.

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

COUNCIL TAX BAND: D (London Borough of Richmond upon Thames) April 2022 to March 2023 : £2,470.76

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.

REF: 2530

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