

HAM, RICHMOND



£475,000 : LEASEHOLD

STUART ROAD, HAM, RICHMOND, SURREY, TW10 7QU



A SPACIOUS 2 DOUBLE BEDROOM DUPLEX MAISONETTE over 850 sq ft quietly set back from the road and offered with the advantages of NO ONWARD CHAIN, a long lease and a GARAGE.

Private ground floor entrance with stairs up to bright double aspect 1st floor living space of lounge, dining and kitchen areas. The 2nd floor provides two roomy bedrooms and bathroom plus access to useful private loft storage.

The garage is behind the terrace with a hardstanding entrance driveway and forecourt, and a water supply.
To the rear of the next garage block is a small garden area shared by the residents.

The lease has been extended and has **940 years** unexpired.

Double glazing : Gas central heating system with an efficient Vaillant ecoTEC Pro condensing boiler. : **EPC BAND C**

Within reach of the open spaces of Ham Riverside lands and a childrens playground, allotments and sport facilities on Riverside Drive.

Located near to Ofsted Outstanding Grey Court School and a choice of nearby nurseries and primary schools.

Convenient for local shops at St. Richards Square including a Tesco Express, Post Office, Swiss bakery and pharmacy.

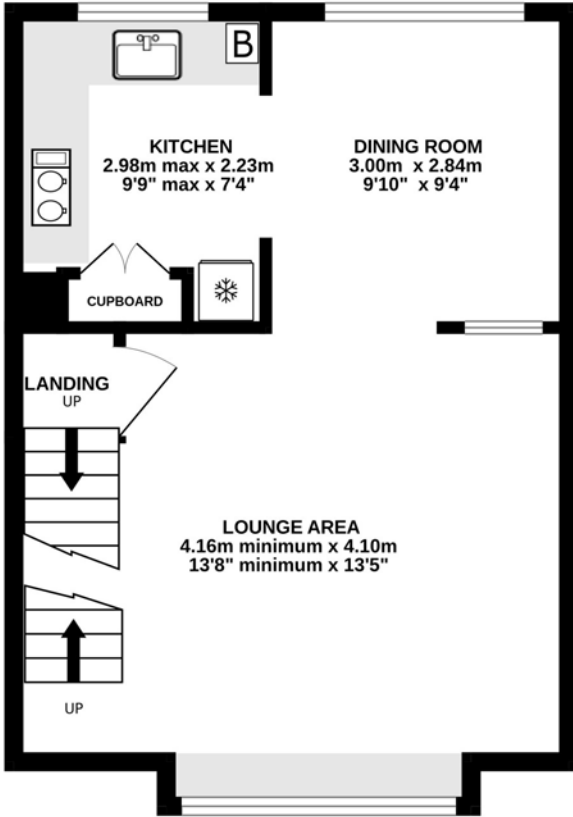


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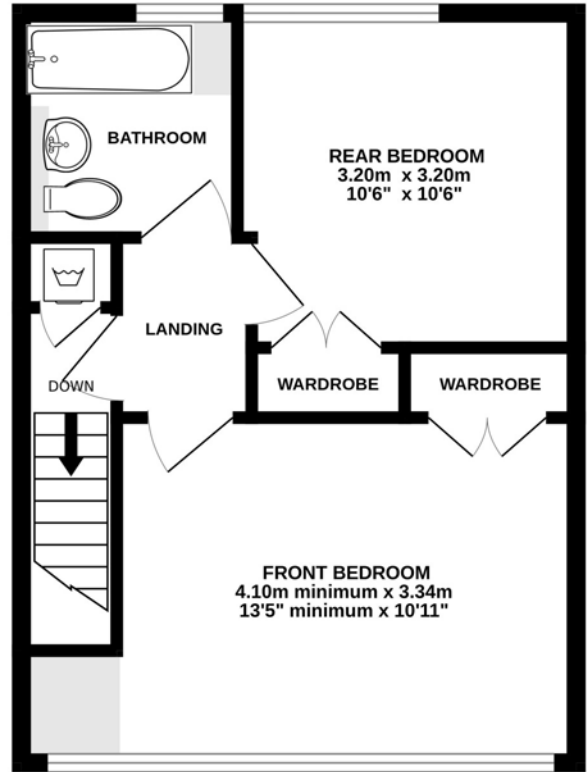


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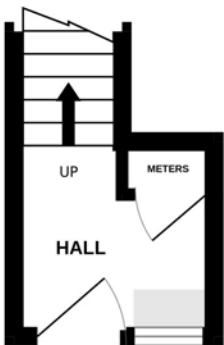
1ST FLOOR
38.1 sq.m. (410 sq.ft.) approx.



2ND FLOOR
37.1 sq.m. (399 sq.ft.) approx.



GROUND FLOOR
4.5 sq.m. (49 sq.ft.) approx.



TOTAL FLOOR AREA : 79.7 sq.m. (858 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:

With uPVC door to exterior store cupboard, uPVC double glazed front door into...

ENTRANCE LOBBY and STAIRS :

Double glazed window to front, cupboards housing gas & electric meters, stairs leading up to first floor landing with glazed door to ...

LOUNGE: Abt 13 ft 8 minimum x 13 ft 5 (4.16m minimum x 4.10m)

Square double glazed bay to front with bench seat, two radiators, spotlights, wood effect floor.



DINING AREA: Abt: 9 ft 10 x 9 ft 4 (3.0m x 2.84m)

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



KITCHEN: Abt: 9 ft 9 max x 7 ft 4 (2.98m x 2.23m)

Double glazed window to rear aspect, units fitted at eye and base level, worktops, inset ceramic bowl with mixer tap, inbuilt oven, inset 2 ring hob, space for fridge/freezer, double doors to pantry cupboard, wood effect floor, wall mounted Vaillant ecoTEC Pro condensing boiler.



STAIRCASE FROM LOUNGE TO SECOND FLOOR LANDING:

Door to utility cupboard housing washing machine. Glazed door through to

INNER LANDING:

With trap door access to loft space.

BEDROOM ONE: (front) **Abt 13 ft 5 minimum x 10 ft 11 (4.10m minimum x 3.34m)**

Room width double glazed windows with fitted shutters to front aspect, radiator, wood effect floor, spotlights, door to built in wardrobe cupboard with shelf and hanging rail in addition to room dimensions, shelf/worktop to front corner.



BEDROOM TWO: **Abt 10 ft 6 x 10 ft 6 (3.20m x 3.20m)**

Double glazed window to rear aspect. Double doors to in-built wardrobe cupboard with shelf and hanging rail in addition to room dimensions, radiator, wood effect floor, spotlights.

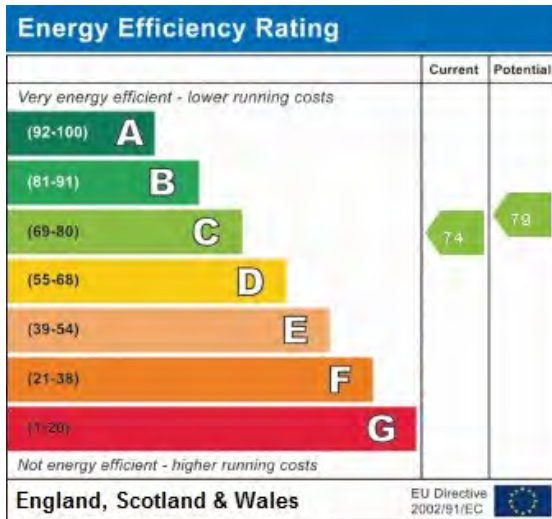


BATHROOM:

Panel enclosed bath with shower mixer over, shower rail and curtain, WC, wash hand basin. Part tiled walls, heated towel rail, tiled floor, frosted double glazed window.



ENERGY RATING BAND C



OUTSIDE use of communal garden area to the rear shared by the residents in surrounding properties.

GARAGE In block to rear of terrace. Driveway access off Stuart Road. Upon turning left into the forecourt, the garage is the 4th garage along on the left hand side)



LEASE: 999 years from 25th March 1964

COUNCIL TAX : Band D (London Borough of Richmond Upon Thames)

SERVICE CHARGE: Prospective purchasers should note that there is an annual charge to the local residents association Ham Riverside Lands Ltd for the upkeep of communal areas. This is currently £499 from 26/3/2023 - 25/3/2024.

REF : 2540

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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