



**137 Perryfield Way, Ham, Richmond, TW10 7SN**

Offers Over **£425,000**

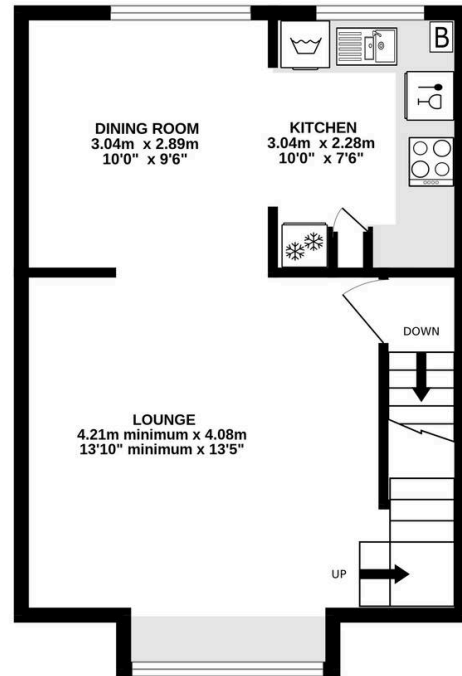


## 137 Perryfield Way

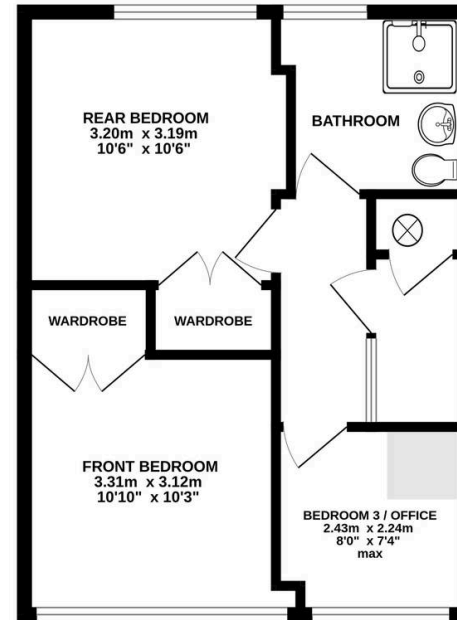
- Bright and roomy END OF TERRACE DUPLEX MAISONETTE cleverly remodelled to provide 2 DOUBLE BEDROOMS WITH INBUILT WARDOBES plus a BONUS ROOM – GREAT FOR USE AS HOME OFFICE.
- Offered with VACANT POSSESSION and NO ONWARD CHAIN!
- The property also includes a GARAGE in a battery to the side of the terrace.
- Own private entrance door at ground level.
- Bright double aspect living space to the 1st floor with lounge, dining and kitchen areas. The lounge has a bay window overlooking a pretty garden area to the front.
- LONG LEASE OVER 900 YEARS
- Double glazing and radiator gas central heating system. Useful storage loft accessed from the upper floor.
- Within reach of Ofsted Outstanding Grey Court School and the German School. Conveniently located near buses to Richmond and Kingston and near shops and takeaways including Tesco Express, Post Office,
- Enjoy picturesque strolls to Richmond along the river towpath, passing historic Ham House, or head in the other direction along the Thames towards Kingston.
- Set back from the road overlooking a lovely green area in a quiet residential cul de sac.



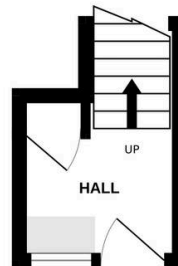
1ST FLOOR  
39.8 sq.m. (429 sq.ft.) approx.



2ND FLOOR  
38.1 sq.m. (411 sq.ft.) approx.



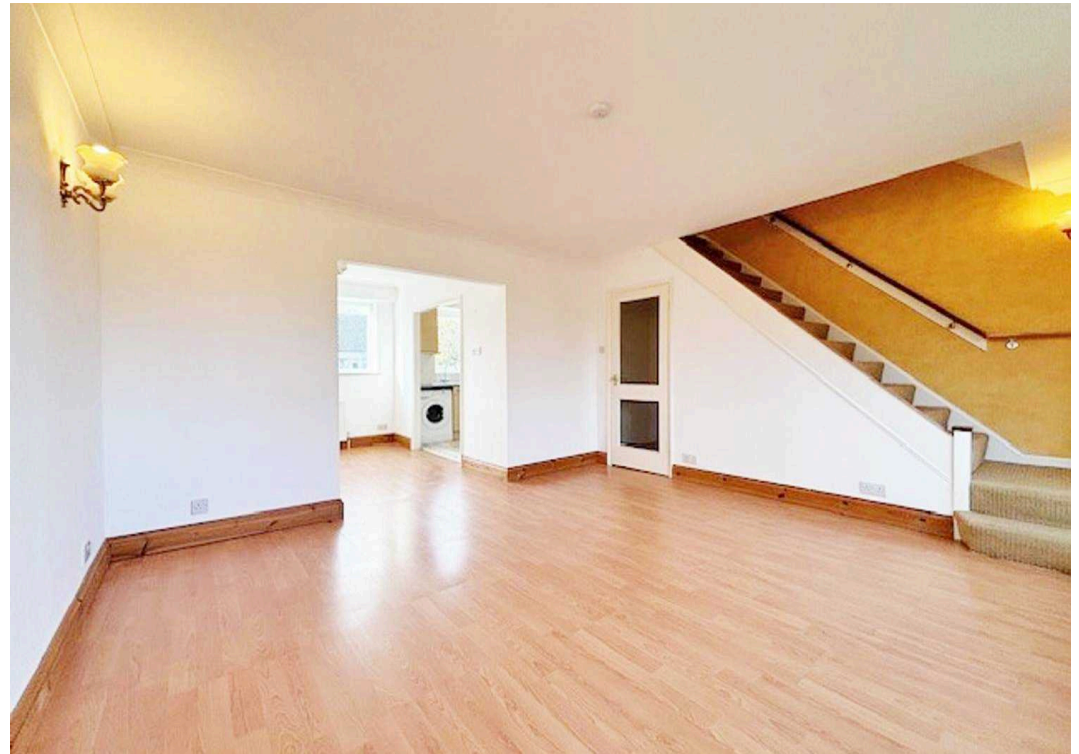
GROUND FLOOR  
4.8 sq.m. (51 sq.ft.) approx.



TOTAL FLOOR AREA : 82.7 sq.m. (890 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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- The property also includes a GARAGE in a battery to the side of the terrace. The garage is the end one with easy access out via Lake Gardens.

Council Tax band: D

EPC Energy Efficiency Rating: D

**TENURE** : 999 years from 25th March 1975

**SERVICE CHARGE** : Prospective purchasers should note that although the property is freehold, there is an annual charge to the local residents association Ham Riverside Lands Ltd for the upkeep of communal areas. This is £524 from 26/3/2024 - 25/3/2025





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Ham, Richmond, Surrey, TW10 7SN

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.

