



## 12 Bishops Close, Ham, Richmond, TW10 7DF

£650,000 Leasehold

Spacious well presented 2 Double Bedroom Maisonette with balcony to front and charming private garden to rear. • In a prime residential close directly off the open spaces of picturesque Ham Common, near to outstanding Grey Court School and Richmond Park. • VACANT AND NO ONWARD CHAIN!

**MERVYN  
SMITH**





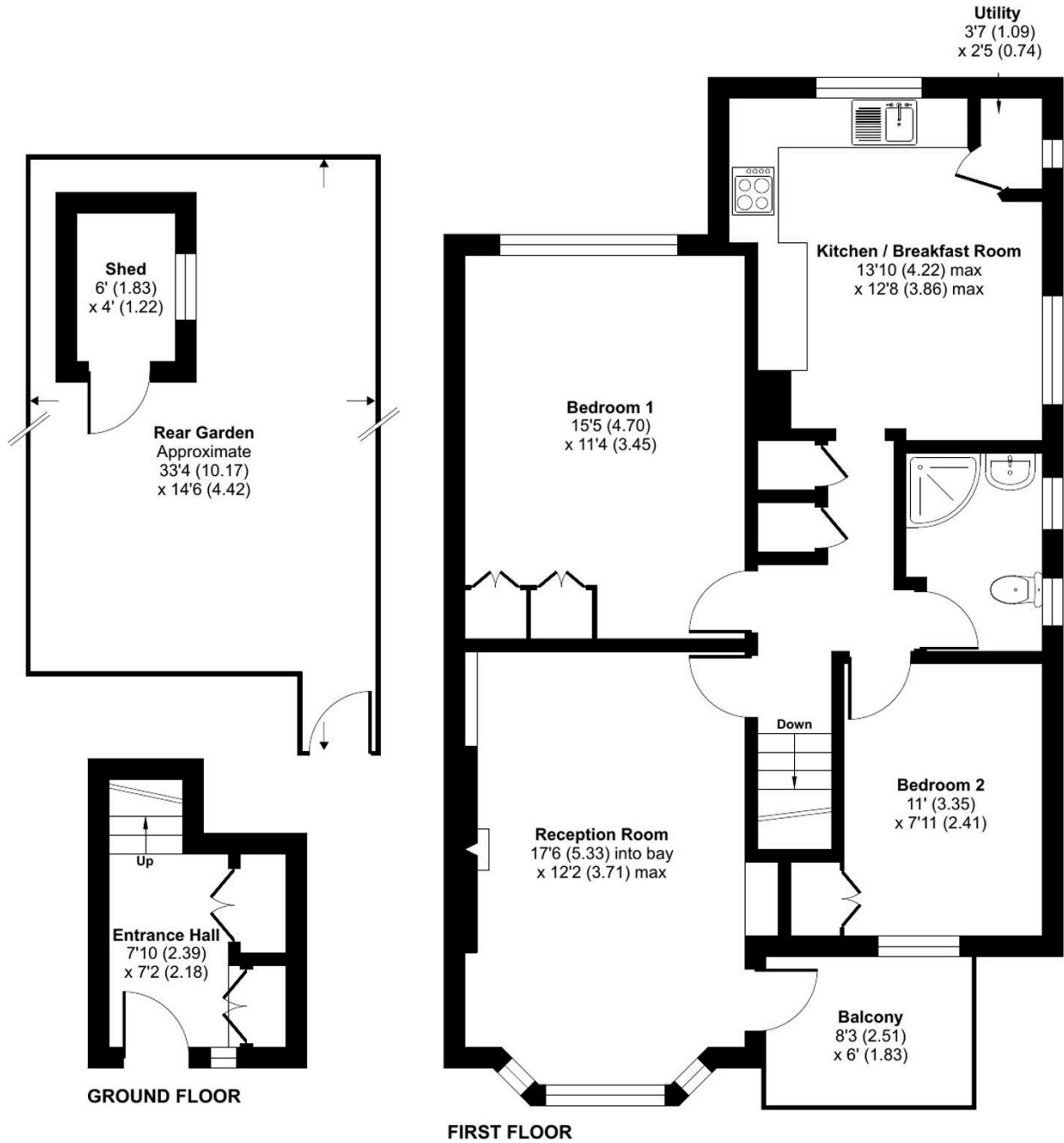
# Bishops Close, Richmond, TW10

Approximate Area = 848 sq ft / 78.7 sq m

Outbuilding = 24 sq ft / 2.2 sq m

Total = 872 sq ft / 80.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1211534

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Council Tax band: D

Tenure: Leasehold

999 years from 29th Sept 1955.

Ground Rent - £10 pa

EPC Energy Efficiency Rating: D

- Porch and private entrance at ground floor level.
- Roomy double aspect kitchen/diner with tiled floor, fitted units, Neff hob, hood, oven and grill, Bosch dishwasher, Bosch fridge freezer and door to pantry/utility cupboard with washing machine.
- Elegant herringbone woodblock flooring and stone fireplace to the reception room.
- Double glazing : Gas central heating and hot water system with a condensing boiler.
- Sunny Westerly facing private rear garden with paving, borders and shed.
- Double glazed door off the lounge to a private front balcony.



uPVC entrance door to Ground Floor Entrance Lobby : Radiator, storage/cloaks cupboards, double glazed frosted window, stairs to ... **1st Floor Hall Landing**

Radiator, display shelf, trap door to loft, doors to storage and meter cupboards, door to airing cupboard with hot water cylinder and slatted shelving over.

**Reception Room 17' 5" x 12' 2" (5.30m x 3.71m)**

Double glazed bay window to front aspect, herringbone woodblock floor, log effect electric fire set in stone mantelpiece and hearth, radiator, coving, recessed display shelving, double glazed door through onto the private balcony.

**Double Aspect Kitchen/Diner 13' 10" x 12' 8" (4.22m x 3.86m)**

Tiled floor, double glazed windows to both side and rear aspects, fitted kitchen units with worktops and tile splashbacks, inset double bowl stainless steel sink unit, inset Neff gas hob with fitted Neff hood over, inbuilt Neff oven and grill, door to cupboard housing British Gas 330+ condensing boiler, door to pantry/utility cupboard with frosted double glazed window, shelving and space for washing machine.



**Bedroom One**

15' 5" x 11' 4" (4.70m x 3.45m)

Radiator, double glazed window to rear aspect, coving, inbuilt wardrobe cupboards.

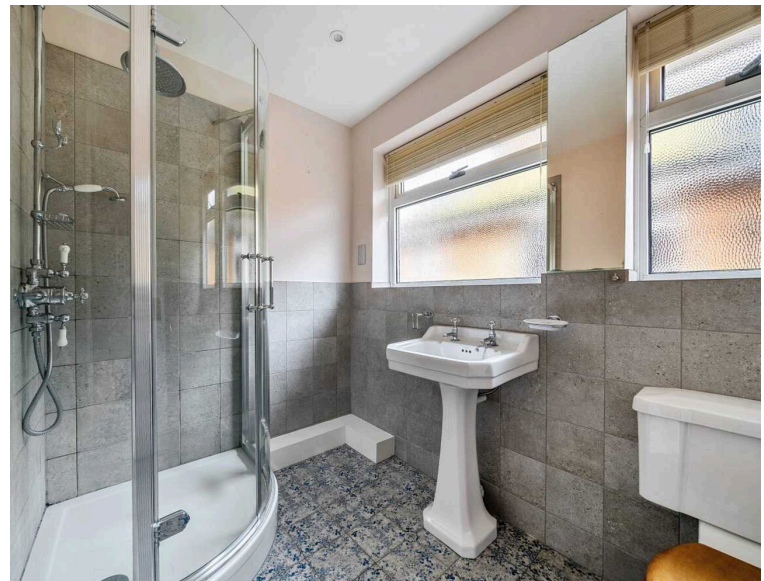
**Bedroom Two**

11' 0" x 7' 11" (3.35m x 2.41m)

Radiator, double glazed window to front aspect, coving, double doors to over stair inbuilt wardrobe cupboard in addition to given room dimensions.

**Bathroom**

Walk in shower enclosure, 2 frosted double glazed windows, pedestal wash hand basin, WC, tiled floor, part tiled walls, spotlights, heated towel rail.



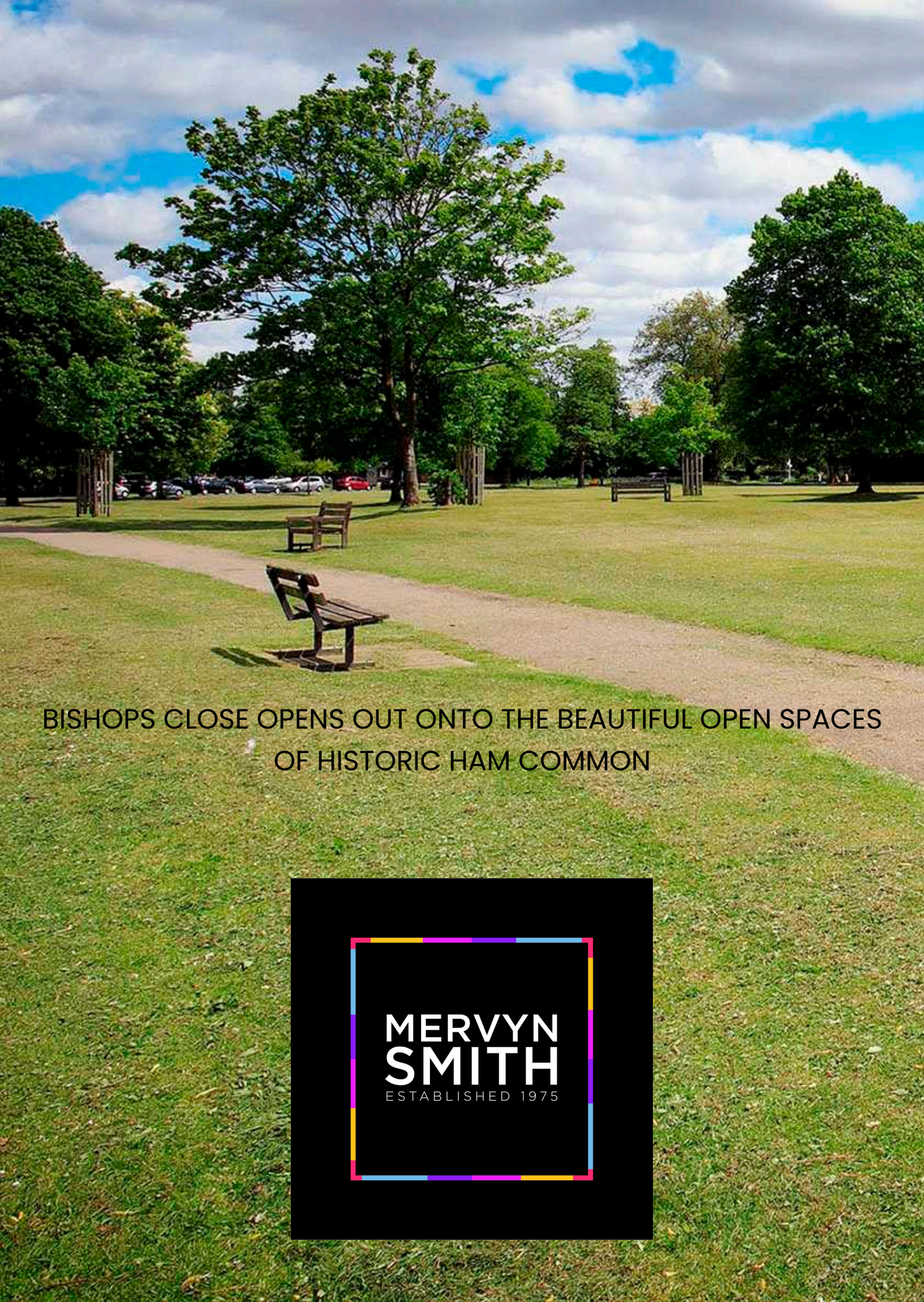




**Garden** 33' 4" x 14' 6" (10.17m x 4.42m) Gate to the rear right quarter garden which is private to the upper maisonette. Mostly paved with borders and garden shed.

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.





BISHOPS CLOSE OPENS OUT ONTO THE BEAUTIFUL OPEN SPACES  
OF HISTORIC HAM COMMON

