



**4 Shelley Court, Parkleys, Ham, Richmond**

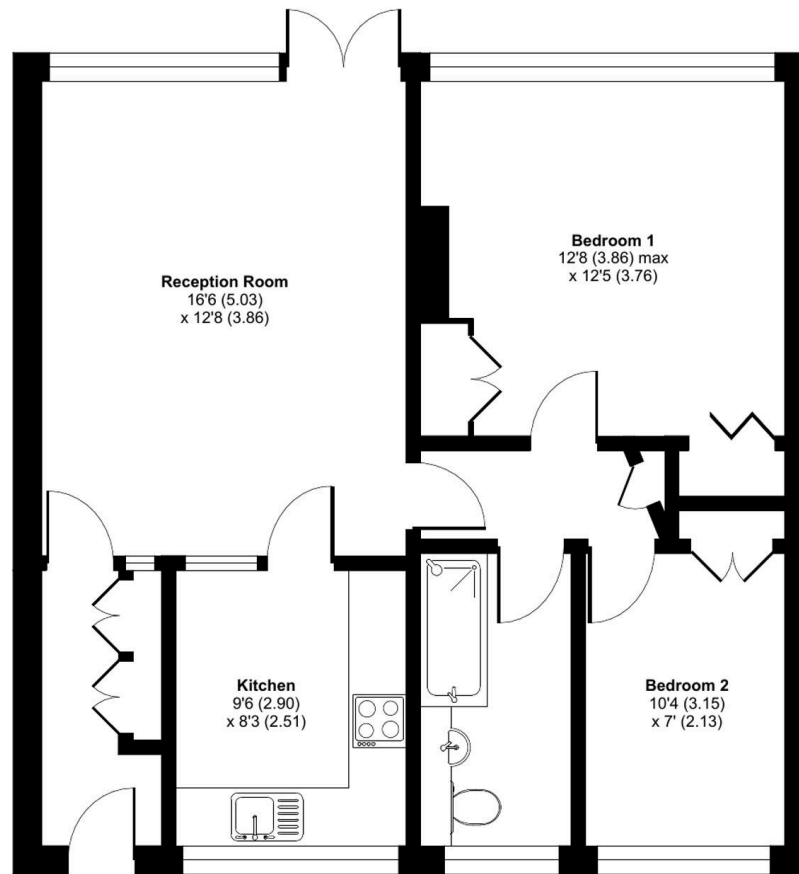
**£485,000**



# Shelley Court, Parkleys, Richmond, TW10

Approximate Area = 686 sq ft / 63.7 sq m

For identification only - Not to scale



GROUND FLOOR



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: 1206431

## 4 Shelley Court, Parkleys

Ham, Richmond

- Stylish Mid Century Classic! - 2 Bedroom Ground Floor Apartment in this sought after Conservation Area development. French doors off the lounge/diner to a patio and beautiful communal gardens.
- SHARE OF THE FREEHOLD and NO ONWARD CHAIN!
- Bright lounge/dining room over 16ft x 12ft: Main bedroom with 2 inbuilt wardrobes : Bright double aspect second bedroom.
- Refurbished bathroom with contemporary white suite and rainforest shower head over the bath.
- Smart kitchen with Bosch hob, inbuilt oven, integral fridge and freezer, washing machine and Bosch slimline dishwasher.
- Tiled floor to the bathroom : Elegant wood veneer flooring to the rest of the apartment.
- Grade II listed by English Heritage for its iconic status as the first 'Span' development by ground-breaking architect Eric Lyons.

Quiet location in Richmond Borough Conservation Area and looking out over lovely gardens, yet only moments from lots of shops and facilities on Ham Parade, 24 hour bus services to central Richmond and Kingston. Near the open spaces of Ham Common and Richmond Park. Within reach of several sought after schools including Ofsted Outstanding Grey Court School, Kingston Academy, Fernhill School, the German School and high achieving Tiffin Girls.





## 4 Shelley Court

### COMMUNAL ENTRANCE:

Communal area leading to entrance door to ...

### ENTRANCE HALL:

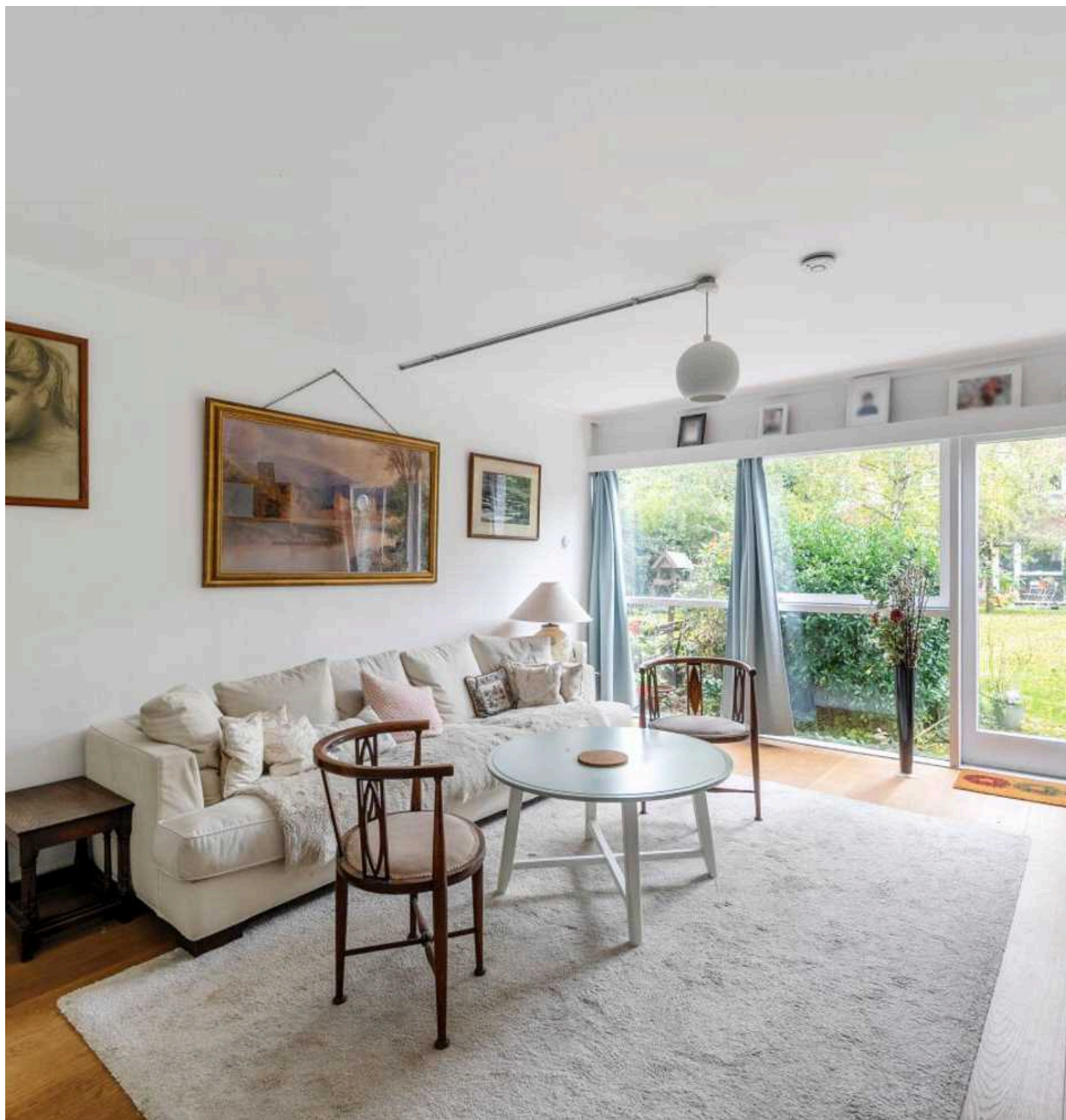
Wood veneer flooring, storage cabinets (which could remain in situ or be removed as preferred), reeded glass window and door through to...

### LOUNGE/DINING ROOM: Abt. 16 ft 6 x 12 ft 8 (5.03m x 3.86m)

Wood veneer floor, vertical radiator, windows to front garden aspect and French doors to patio.

### KITCHEN/BREAKFAST ROOM: Abt. 9 ft 6 x 8 ft 3 (2.90m x 2.51m)

Units at eye and base level, worktops, part tiled walls, inset sink, inset Bosch hob and fitted convector and lighting over, inbuilt oven, integral Bosch slimline dishwasher, integral fridge and freezer, washing machine, windows to front.







## 4 Shelley Court

Reeded glass door from reception room into ...

### **INNER LOBBY:**

Doors to shallow cupboard and deep store cupboard over, doors to bathroom & bedrooms.

### **BEDROOM ONE: Abt. 12 ft 8 at widest x 12 ft 5 (3.86m at widest x 3.76m)**

Room width windows to garden aspect, wood veneer floor, period style bar fire, double doors to store/airing cupboard with slatted shelf, bifold doors to wardrobe cupboard, radiator.

### **DOUBLE ASPECT BEDROOM TWO: Abt. 10 ft 4 × 7 ft (3.15m x 2.13m)**

Windows to front and side aspects, radiator, wood veneer floor, double doors to inbuilt cupboard in addition to room dimensions.

### **BATHROOM:**

Tile panel enclosed bath with shower screen and rainforest shower head over, wash hand basin on tiled stand with drawers under, WC, frosted window, heated towel rail, tiled floor, part tiled walls, wall mirror, frosted window.

### **STORE/DRYING ROOM: (off the communal hall) 8 ft 4 x 2 ft 7 (2.54m x 0.80m)**

Also housing meters and a Vaillant ecoFIT condensing combi boiler.









Council Tax band: D

Tenure: Share of Freehold

**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.





- **MAINTENANCE:**

£720 per quarter inclusive of building insurance, communal lighting and cleaning, general maintenance and repairs, gardening and external window cleaning.

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

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

**PARKING:**

There are no parking restrictions or permits required in Parkleys. There are some unallocated off street parking bays for residents.

**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.

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