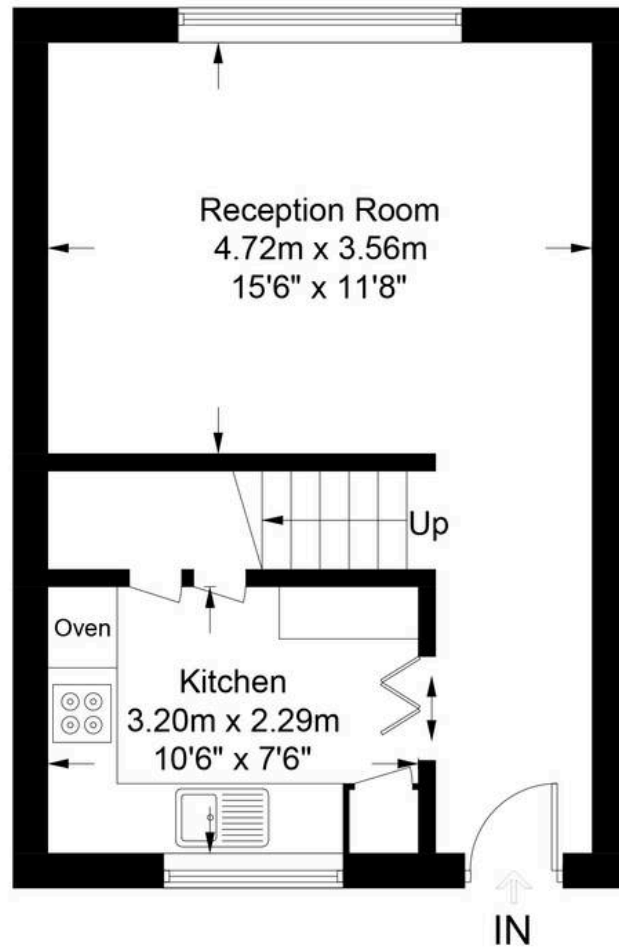


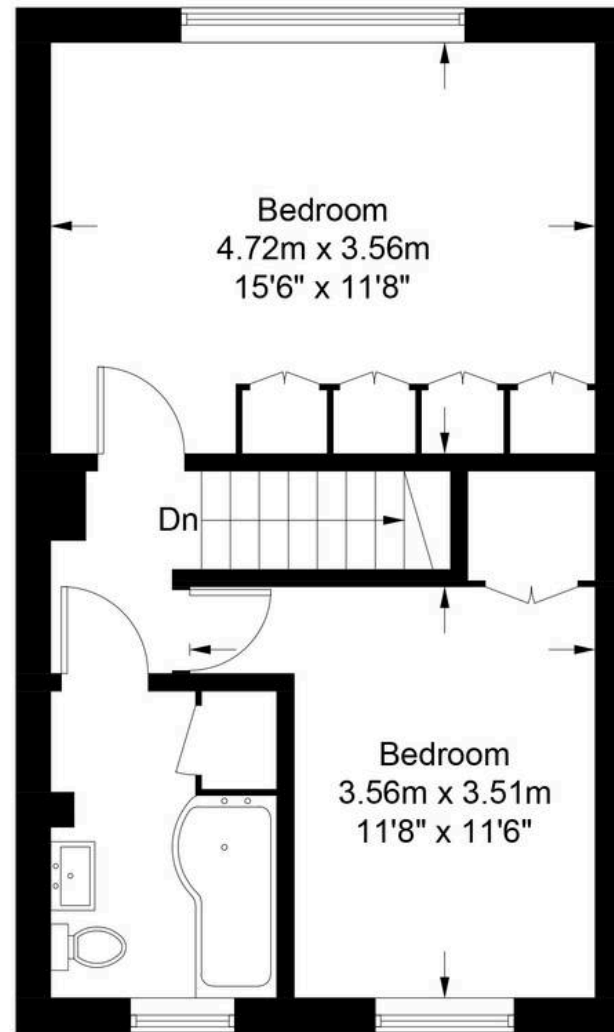


# Weeks House, Hardwicke Road, TW10

Approx. Gross Internal Area  
71.8 Sq M - 773 Sq Ft



**Ground Floor**



**First Floor**

Every attempt is made to assure accuracy, however  
measurements are approximate and illustrative purposes only. Not to scale  
Produced by Emzo Marketing Ltd



2 DOUBLE BEDROOM DUPLEX over the top two floors enjoying a stunning horizon vista across to Richmond Park. NO CHAIN. All white goods included. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 2 DOUBLE BEDROOM DUPLEX with roomy accommodation and a bright feel throughout. Over the top two floors enjoying a stunning horizon vista across to Richmond Park.
- NO ONWARD CHAIN! - Owners going abroad - Most fittings and furniture can also be included at the buyers request.
- All white goods included as seen - kitchen includes AEG double ovens, gas hob and hood, integral fridge and freezer, dishwasher and John Lewis washing machine.
- Upgraded tiled bathroom with UNDERFLOOR HEATING, heated towel rail and shower bath with rainforest head over.
- Private exterior storage/bike lock up cupboard. Communal garden area.
- Near buses and between local shops at Ham Parade and at St Richards Square.
- Moments across from the open spaces of Ham Riverside Lands and the path to Teddington Lock. Within reach of Ofsted 'Outstanding' Grey Court School, the German School and near Meadlands School.
- Fabulous horizon views to Richmond Hill and Star and Richmond







### Hall

Entrance door with double glazed insets, entryphone handset, doors to kitchen and reception.

### Reception Room

15' 6" x 11' 8" (4.72m x 3.56m)

Double glazed windows to rear aspect.

### Kitchen

10' 6" x 7' 6" (3.20m x 2.29m)

Tiled floor, double glazed window, units at eye & base level, worksurfaces, tile splashbacks, integral fridge and freezer, integral AEG oven plus additional oven/microwave, fitted gas hob, dishwasher and John Lewis washing machine included, door to understair storage cupboard currently housing condensing tumble dryer, door to further deep storage cupboard.

### Stairs and landing

Stairs from hall to 1st floor landing with doors to bedrooms and bathroom.

### Bedroom 1

15' 6" x 11' 8" (4.72m x 3.56m)

Extensive range of inbuilt wardrobe cupboards, trap door to loft space, double glazed window with views towards Ham Riverside Lands.

### Bedroom 2

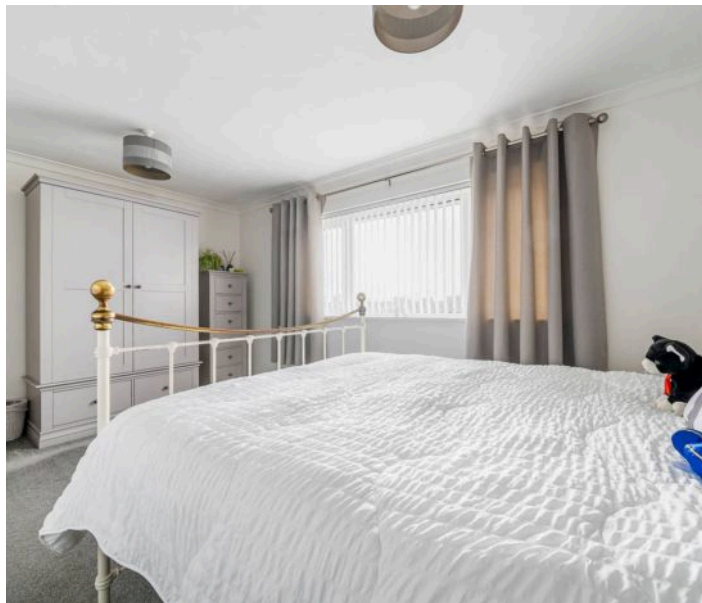
11' 8" x 11' 6" (3.56m x 3.51m)

Wood Flooring, inbuilt wardrobe cupboard in addition to given room dimensions, double glazed window with horizon views towards Richmond Hill and Richmond Park.

### External ground floor lock up

5' 11" x 3' 1" (1.80m x 0.95m)

Private lock up cupboard for bikes/storage in a battery to the rear ground floor of the main block.





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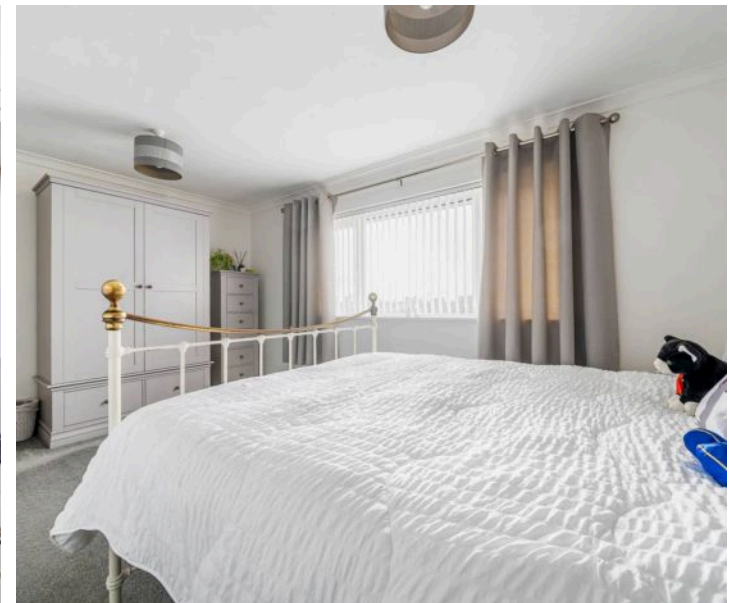
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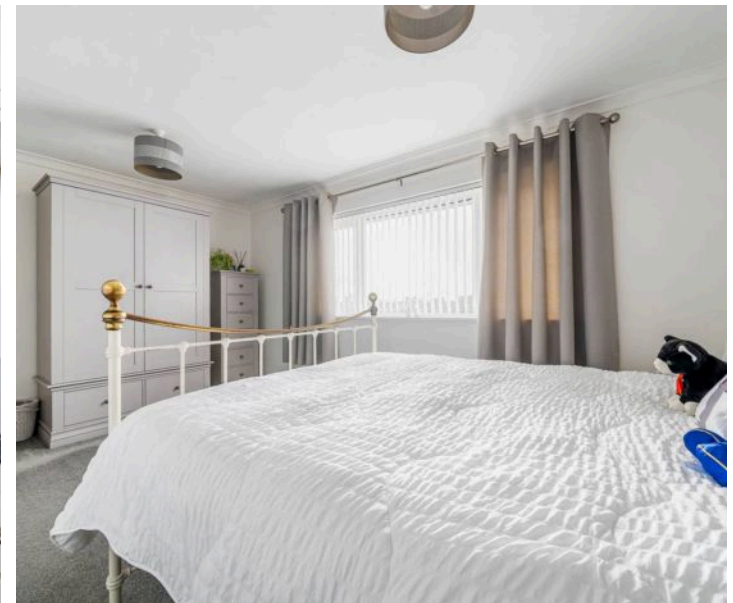
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## COMMUNAL GARDEN

To rear of the block.









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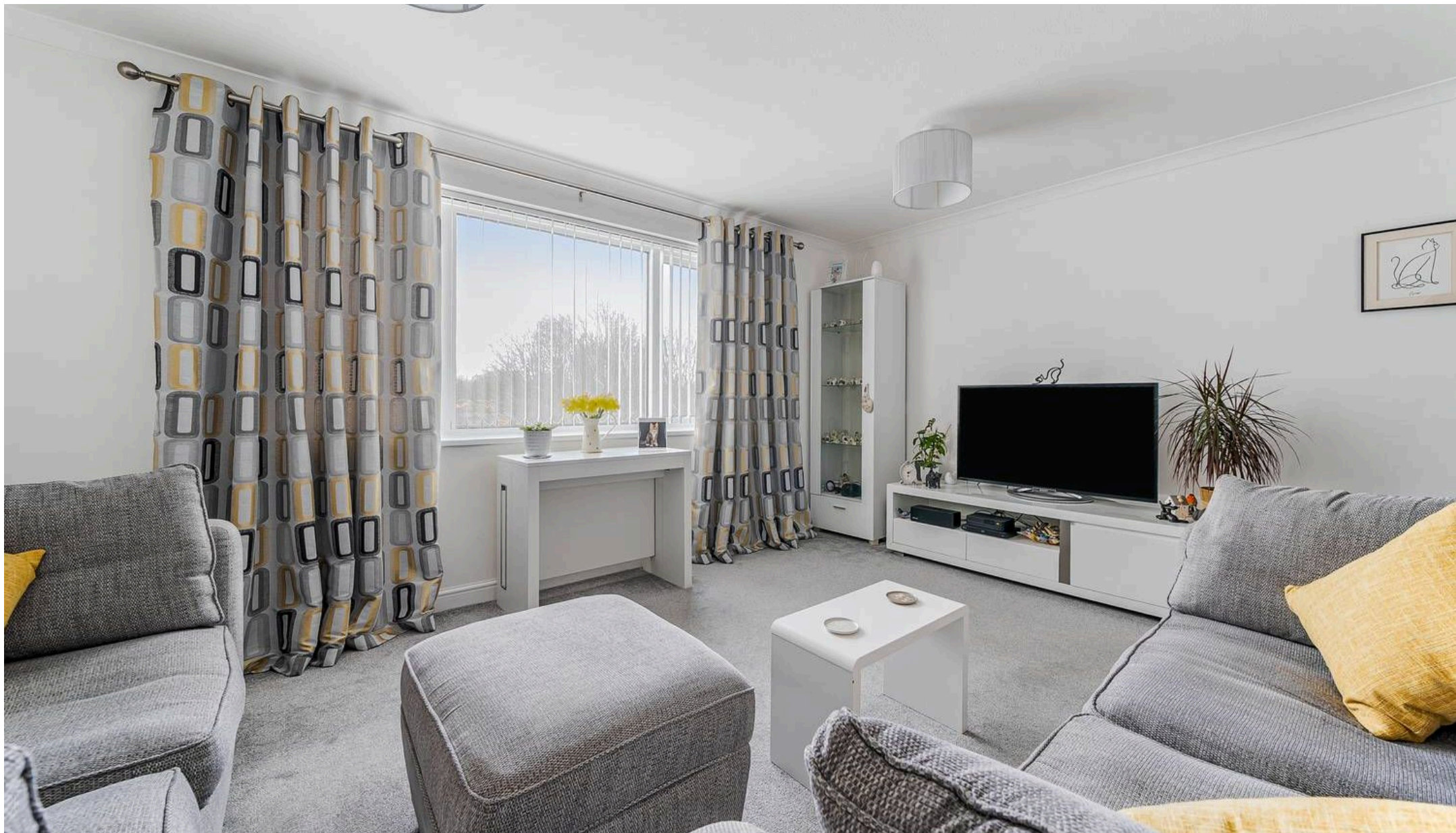




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## Mervyn Smith

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