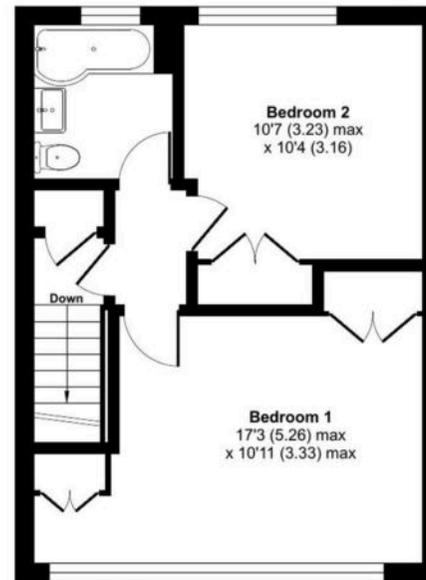




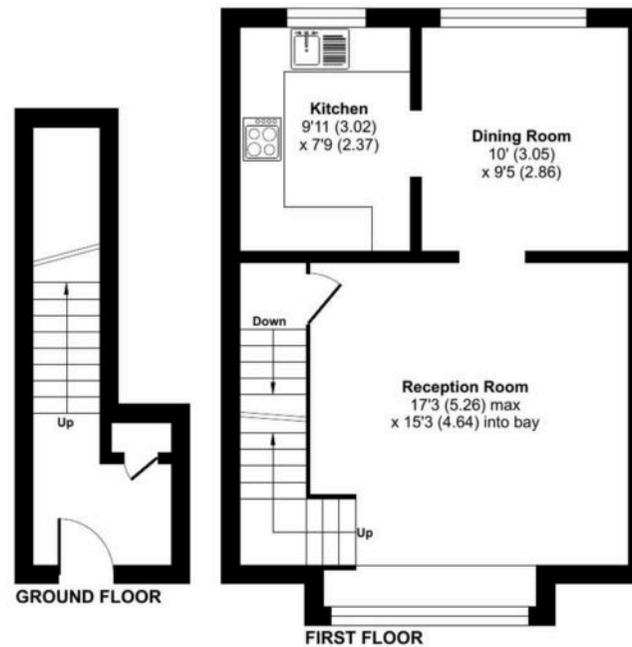
Perryfield Way, Richmond, TW10

Approximate Area = 915 sq ft / 85 sq m

For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR



Perryfield Way

Ham, Richmond

- 2 DOUBLE BEDROOM END TERRACE DUPLEX MAISONETTE plus a SEMI DETACHED GARAGE in a lovely position in a quiet cul de sac facing a lawned square.
- Long lease of 999 years from 1975 and only 50p a year ground rent!
- Private entrance at ground level : Bright double aspect 1st floor living space with lounge and dining areas and kitchen with fitted units.
- Top floor with 2 generous double bedrooms - both with inbuilt wardrobe cupboards - plus a tiled bathroom with shower bath. Above this floor is a useful private storage loft.
- All double glazed : Gas central heating system : Low energy lights.
- The garage is just to the left front of the entrance door.
- Near to sought after Grey Court School : also near a choice of primary schools and nurseries.
- Lots of nearby recreational amenities including Richmond and Kew FC playing fields, allotments, children's playground, tennis courts, TYM marina and rifle range.
- Moments from the open spaces of Ham Riverside Lands.
- Priced for a speedy sale!

Ground floor entrance hall

Entrance door to maisonette, recycling cupboard to side, interior shelf, coatracks, stairs up to 1st floor.

Reception Room

17' 3" x 15' 3" (5.26m x 4.64m)

Double glazed square bay window to front with bench seat and views over the lawned square, radiator, arch through to dining room.

Dining Room

10' 0" x 9' 5" (3.05m x 2.86m)

Double glazed window to rear aspect, radiator, through to kitchen.

Kitchen

9' 11" x 7' 9" (3.02m x 2.37m)

Double glazed window to rear aspect, range of fitted units at eye and base level, worktops and tile splashbacks, inset sink unit, inset hob, inbuilt oven, integral dishwasher, spaces for washing machine and fridge freezer, wood effect floor, ceiling spotlights.



2nd floor Landing

Stairs from lounge up to landing with door to cupboard, glazed door through into inner landing with trap door to storage loft.

Bedroom 1

17' 3" x 10' 11" (5.26m x 3.33m)

Double glazed front aspect windows, radiator, double doors to inbuilt wardrobe with hanging rail and shelf over, corner shelf with double doors over to wardrobe cupboard.

Bedroom 2

10' 7" x 10' 4" (3.23m x 3.16m)

Rear aspect double glazed window, radiator, double doors to inbuilt wardrobe cupboard with hanging rail and shelf over in addition to room dimensions.

Bathroom

Tiled walls, shower bath with shower unit and screen, WC, heated towel rail, tiled shelf with projecting wash hand basin, spotlights, frosted double glazed window.







Perryfield Way

- SERVICE CHARGE : Annual charge to the local residents association Ham Riverside Lands Ltd for the upkeep of communal areas. This is £499 from 26/3/2025 - 25/3/2026
- Council Tax Band : D
- Energy Rating Band : D

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. We have been advised of 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.