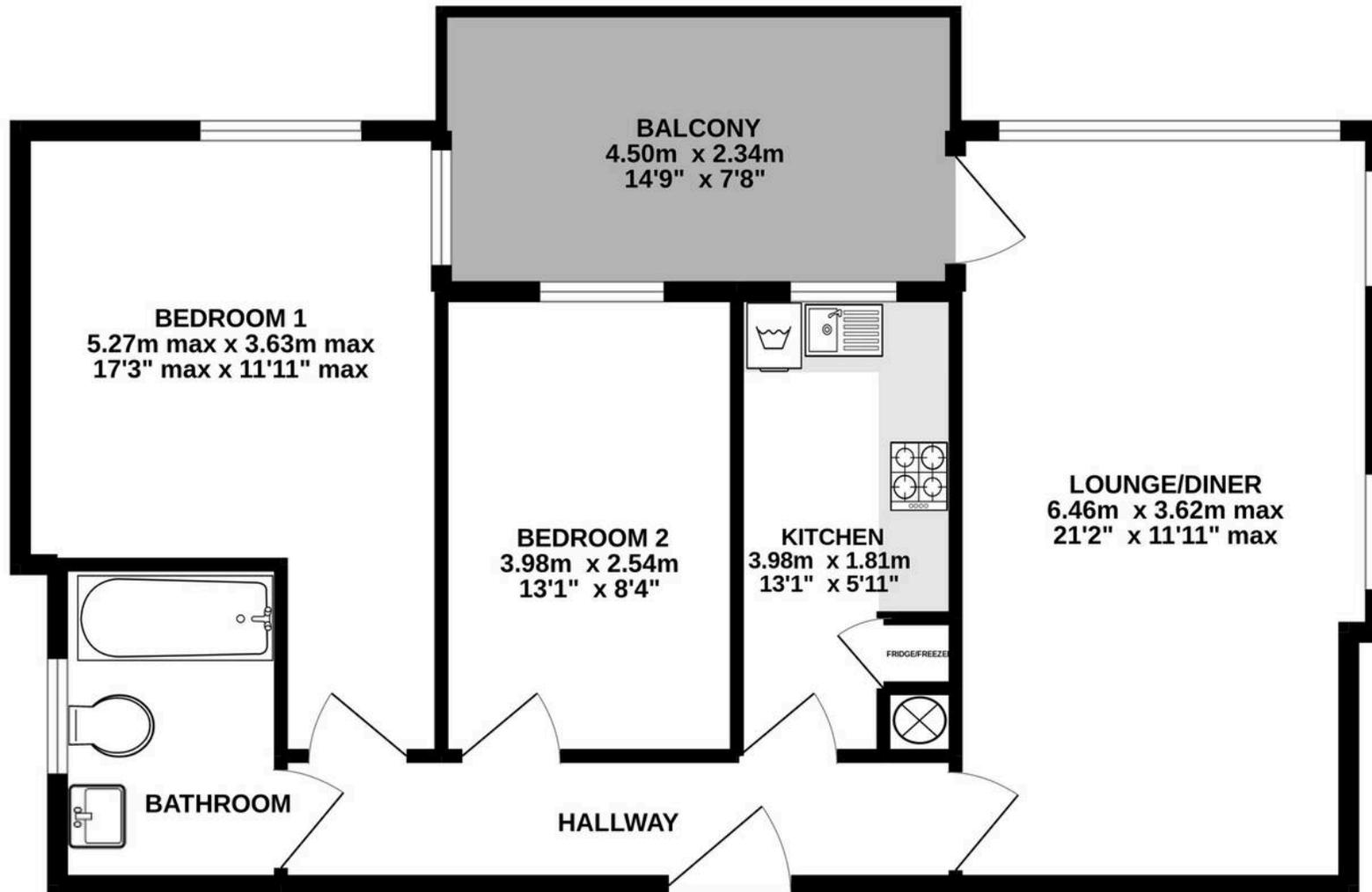




TOP (2ND) FLOOR
67.9 sq.m. (731 sq.ft.) approx.



TOTAL FLOOR AREA : 67.9 sq.m. (731 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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- Bright and spacious 2 DOUBLE BEDROOM TOP (2nd) FLOOR MODERN APARTMENT with parking and PRIVATE REAR BALCONY WITH VIEWS TOWARDS HAM RIVERSIDE LANDS.
- SHARE OF FREEHOLD : in house management by the freeholders with economic charges.
- Rear car park with numbered spaces and access to delightful shared courtyard garden area.
- Super triple aspect lounge/dining room over 21 feet with door out the balcony : Fitted kitchen with all appliances included - hob, oven, fridge/freezer, washer/dryer.
- Roomy double aspect main bedroom with wardrobes included : Generous 2nd bedroom 2 over 13 ft x 8 ft : Smart bathroom with white suite.
- Sunny South Westerly Facing Balcony over 14 ft x 7 ft with timber decking and wrought iron railings.
- Really convenient for nearby shops including a Post Office, Tesco Express, Post Office, Swiss Bakery and a Pharmacy. Close to bus stops to both central Richmond & Kingston.
- Within reach of Grey Court and the German School. Close to choice of nurseries and primary schools.
- Directly to the rear of the apartment are the protected open spaces of Ham Riverside Lands leading down to the Thames towpath and pedestrian and cycle bridge over the river at Teddington Lock.
- VACANT / NO ONWARD CHAIN!





GROUND FLOOR ENTRANCE : Double glazed front door with entryphone into hall with meter cupboards, postboxes for each flat, rear glazed door out to the Car Park. Stairs up to to the 2nd floor. Door into inner hall with entrance door to apartment.

Hall

Entryphone handset, coving, doors to all rooms.

Lounge/Dining Room

21' 2" x 11' 11" (6.46m x 3.62m)

Bright and spacious triple aspect room with double glazed windows to side and to rear aspects plus glazed door to 14 ft private BALCONY. The rear views look towards Ham Riverside Lands.

Kitchen

13' 1" x 5' 11" (3.98m x 1.81m)

Fitted units at eye and base level, worksurfaces, white tile splashbacks, inset stainless steel sink unit, inset electric hob with extractor over, inbuilt oven, inbuilt fridge/freezer, washer/dryer, dimplex heater, coving, door to cupboard housing hot water cylinder with storage over.



Bedroom 1

17' 3" x 11' 11" (5.27m x 3.63m)

Double aspect room with two double glazed windows to rear and side aspects, wardrobes with sliding mirrored doors, dimplex heater, coving.

Bedroom 2

13' 1" x 8' 4" (3.98m x 2.54m)

Double glazed window overlooking balcony, dimplex heater, coving.

Bathroom

Panel enclosed bath with shower mixer, aril and curtain, pedestal wash hand basin, WC, extractor, multi rail heated towel rail, frosted double glazed window.



Balcony

14' 9" x 7' 8" (4.5m x 2.34m)

Timber decking and wrought iron railings. Double glazed door off the lounge/diner.

Communal Garden

Delightful fenced communal courtyard garden with opportunities for planting and storage.

ALLOCATED PARKING

Rear car park which is part of the shared freehold and has numbered parking spaces.



Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D







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