

HAM, RICHMOND

**MERVYN
SMITH**
ESTATE AGENTS

£ 450,000 : LEASEHOLD

PERRYFIELD WAY, HAM, RICHMOND, TW10 7SN



Bright and roomy END OF TERRACE DUPLEX MAISONETTE cleverly remodelled to provide TWO DOUBLE BEDROOMS WITH INBUILT WARDOBES plus a 3rd SINGLE BEDROOM/OFFICE.

Set back from the road overlooking a lovely shared lawned garden area in a quiet residential cul de sac. Within a 10 minute walk to the scenic River Thames, this property offers the perfect blend of convenience and charm. Enjoy picturesque strolls to Richmond, passing the historic Ham House or head in the other direction towards Kingston. A short walk across the bridge brings you to Teddington. Additionally, it's less than a 5 minute walk to a vibrant and thriving football club, catering to all ages, as well as a nearby nursery setting.

The property also includes a nearby **GARAGE**
Offered with the advantages of **VACANT POSSESSION** and **NO ONWARD CHAIN!**
LONG LEASE OVER 900 YEARS.

Own private entrance door at ground level.

Double aspect living space to the 1st floor with lounge, dining and kitchen areas.

2nd floor has 3 bedrooms and bathroom. Useful storage loft.

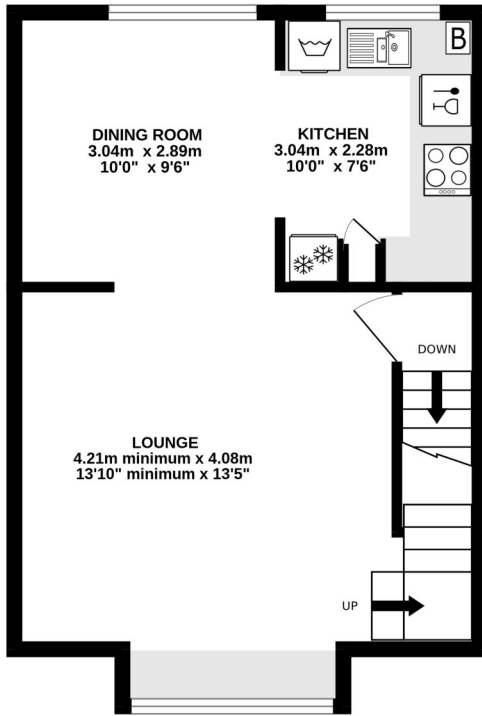
Double glazing and radiator gas central heating system.

Within reach of Ofsted Outstanding Grey Court School and the German School. Conveniently located near buses to Richmond and Kingston and near shops and takeaways including Tesco Express, Post Office, Swiss Bakery and pharmacy.

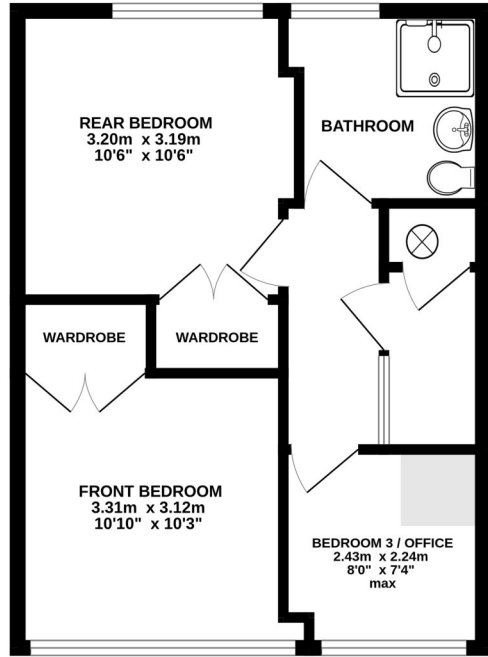
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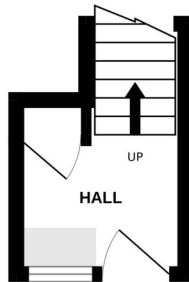
1ST FLOOR
39.8 sq.m. (428 sq.ft.) approx.



2ND FLOOR
38.1 sq.m. (411 sq.ft.) approx.



GROUND FLOOR
4.8 sq.m. (51 sq.ft.) approx.



TOTAL FLOOR AREA : 82.7 sq.m. (890 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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COUNCIL TAX : BAND D (London Borough of Richmond Upon Thames).

ENERGY RATING : BAND D

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE PORCH:

UPVC entrance door into...

GROUND FLOOR LOBBY and STAIRS :

Double glazed window to front, doors to store/meter cupboards, tile floor, stairs leading up to first floor, glazed door into lounge.

LOUNGE: Abt: 13 ft 9 minimum x 13 ft 8 (4.19m minimum x 4.17m)

Front projecting box bay with double glazed window and bench seat, laminate floor, radiators, wall lights, arch to dining room.



DINING ROOM: Abt 9 ft 11 x 9 ft 6 (3.02m x 2.89m)

Double glazed window to rear, radiator, laminate floor, arch to kitchen.



KITCHEN: Abt 9 ft 11 x 6 ft 7 (3.01m x 2.00m)

Fitted units at eye and base level, worktops, tile splashbacks, inset sink unit, inset hob, inbuilt oven, spaces for washing machine and dishwasher, fridge and freezer, cupboard housing boiler, double glazed window to rear aspect.



STAIRCASE FROM LOUNGE TO 2nd FLOOR LANDING:

Door to airing cupboard housing Megaflor hot water store, glazed door into inner landing, trap door to loft space.

FRONT BEDROOM: Abt. 17 ft 2 max across x 10 ft 10 min to w/robes (5.23m max x 3.31m min to w/robes)

Room width double glazed windows to front aspect, double doors to in-built wardrobe, laminate floor, radiator.



REAR BEDROOM: Abt. 10 ft 7 x 10 ft 6 (3.23m x 3.21m)

Double glazed window to rear aspect, laminate floor, double doors to in-built wardrobe, radiator.



BEDROOM 3 / OFFICE: Abt 10 ft 7 x 10 ft 6 (3.23m x 3.21m)

Double glazed window to front aspect, radiator, corner shelf.



BATHROOM:

Walk in shower, pedestal wash hand basin, WC. Frosted double glazed window, part tile walls, radiator..



OUTSIDE:

The maisonette overlooks a shared grassed area to the front. There are no parking restrictions in the road.



The Land Registry Title of the property also includes a **GARAGE:** No. 459 in a battery off Lake Gardens.



TENURE: 999 years from 25th March 1975

SERVICE CHARGE: Prospective purchasers should note that although the property is freehold, there is an annual charge to the local residents association Ham Riverside Lands Ltd for the upkeep of communal areas. This is £524 from 26/3/2024 - 25/3/2025

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.