

**HAM, RICHMOND**



**£ 490,000 : LEASEHOLD**

**PERRYFIELD WAY, HAM, RICHMOND, TW10 7SN**



**A Stylishly Refurbished TWO DOUBLE BEDROOM DUPLEX MAISONETTE with a GARAGE.**

**Lovely position overlooking a shared lawned garden area in a quiet residential cul de sac.**

**Beautiful natural oak parquet flooring to the receptions and bedrooms in an elegant herringbone pattern.**

**New kitchen with quartz worktops and upstands, integral dishwasher, oven and Neff 5 burner gas hob.**

**LONG LEASE OVER 900 YEARS.**

*Own private entrance door at ground level.*

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

*2nd floor with utility cupboard, bathroom and two spacious bedrooms both with inbuilt wardrobes.*

*Useful storage loft.*

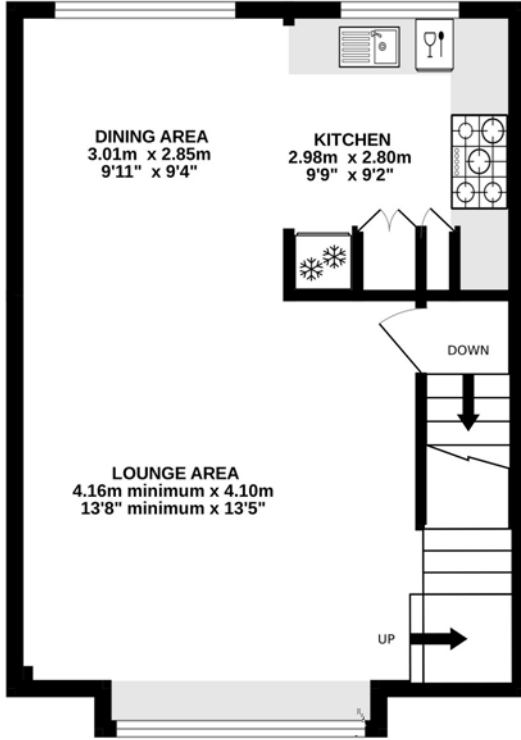
Double glazing and radiator gas central heating system.

*Within reach of Ofsted Outstanding Grey Court School and the German School. Near buses to Richmond and Kingston and shops and takeaways including Tesco Express, Post Office, Swiss Bakery and pharmacy. Moments from the open spaces of Ham Riverside Lands, TYM Marina, allotments and lots of recreational facilities.*

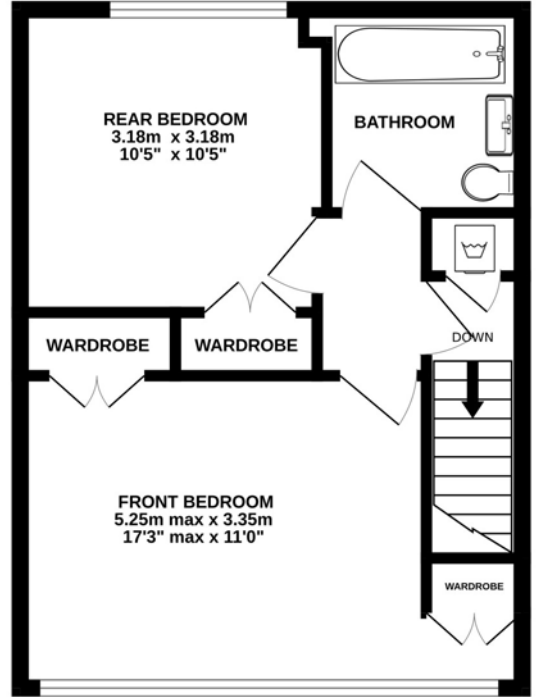
**020 8549 5099**

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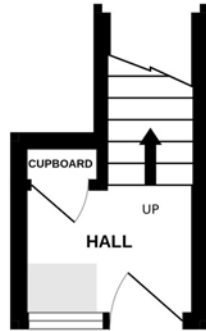
1ST FLOOR  
38.3 sq.m. (412 sq.ft.) approx.



2ND FLOOR  
37.1 sq.m. (399 sq.ft.) approx.



GROUND FLOOR  
4.9 sq.m. (53 sq.ft.) approx.



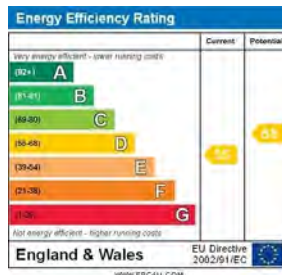
TOTAL FLOOR AREA : 80.3 sq.m. (864 sq.ft.) approx.

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**



**ENTRANCE PORCH:**

Door to recycling cupboard and part glazed composite entrance door into...

**GROUND FLOOR LOBBY and STAIRS :**

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

**DOUBLE ASPECT LIVING SPACE**

**LOUNGE AREA:** Abt 13 ft 89 minimum x 13 ft 5 (4.16m minimum x 4.10m)

Front projecting box bay with double glazed windows and bench seat, parquet floor, spotlighting, radiator.





**DINING AREA:** Abt. 9 ft 11 x 9 ft 4 (3.01m x 2.85m)  
Double glazed window to rear, radiator, parquet floor, space for dining table with pendant lights over.



**KITCHEN: Abt Abt 9 ft 9 x 9 ft 2 (2.98m x 2.80m)**

Fitted units at eye and base level, white quartz worktops and upstands, inset bowl, inset Neff 5 burner gas hob, hood over, inbuilt electric oven, integral dishwasher, inset wine fridge, space for wide fridge/freezer, pull out larder, pull out racking cupboard, pull out recycling cupboard, parquet floor, double glazed window to rear aspect.



**STAIRCASE FROM LOUNGE TO 2nd FLOOR LANDING:**

Door to utility cupboard housing washing machine and tumble dryer, glazed door into inner landing, trap door to loft space.

**FRONT BEDROOM: Abt. 17 ft 3 max across x 11 ft (5.25m max x 3.35)**

Room width double glazed windows to front aspect, double doors to in-built wardrobe, parquet floor, radiator, corner recess with double door to over stair wardrobe cupboard.



**REAR BEDROOM:** Abt: 10 ft 5 x 10 ft 5 (3.18m x 3.18m)

Double glazed window to rear aspect, parquet floor, double doors to in-built wardrobe in addition to room dimensions, radiator.



**BATHROOM:**

Panel enclosed bath with shower screen and rainforest head over, wide wash hand basin with drawers under, WC. Frosted double glazed window, part tile walls, heated towel rail.



## **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 an end **GARAGE:** in a battery off Lake Gardens. Upon entering the forecourt, the garage is the first one on the right.



**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 outgoing 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.

**MERVYN  
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