

HAM, RICHMOND

**£450,000 - offers over
SHARE OF FREEHOLD**

**MERVYN
SMITH**
ESTATE AGENTS

HARDWICKE ROAD, HAM, RICHMOND, TW10 7UB



A BRIGHT AND SPACIOUS TWO DOUBLE BEDROOM DUPLEX MAISONETTE with its own private entrance on the ground floor, double aspect living space on the 1st floor, and a top floor with 2 bedrooms, refurbished tiled bathroom and a useful storage loft above.

Offered with the advantages of **VACANT POSSESSION** and **NO ONWARD CHAIN!**

EPC RATING BAND C - Double glazing and gas central heating with a condensing Worcester Greenstar boiler.

The property also includes a **GARAGE** in a battery to the rear.

Lovely location set back from road facing a grassed area near the open spaces of Ham Riverside Lands and the path to Teddington Lock.

Offered with a long lease over 900 years plus the benefit of a **SHARE OF THE FREEHOLD**.

Inbuilt wardrobe cupboards to both bedrooms.

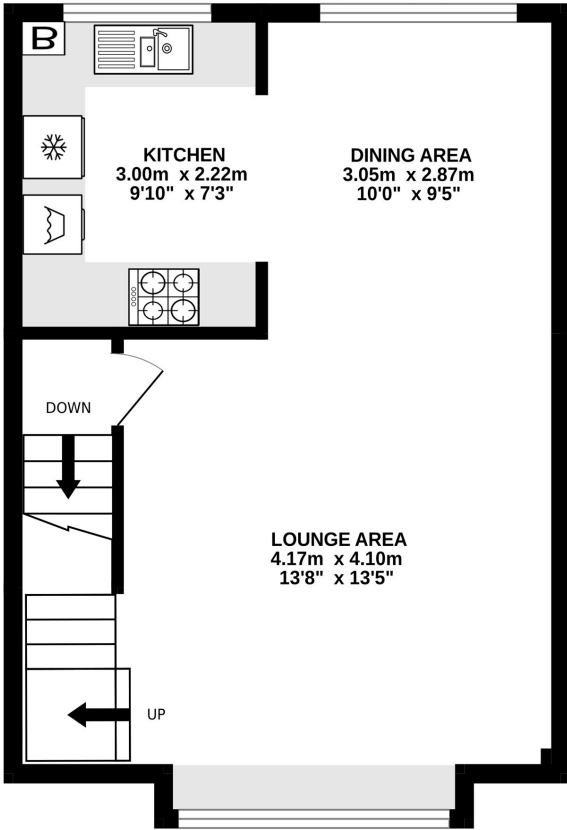
Conveniently located near buses and shops including Tesco Express, Post Office, Pharmacy, & Swiss bakery.

Within reach of Ofsted 'Outstanding' Grey Court School and a choice of nearby nurseries and primaries.

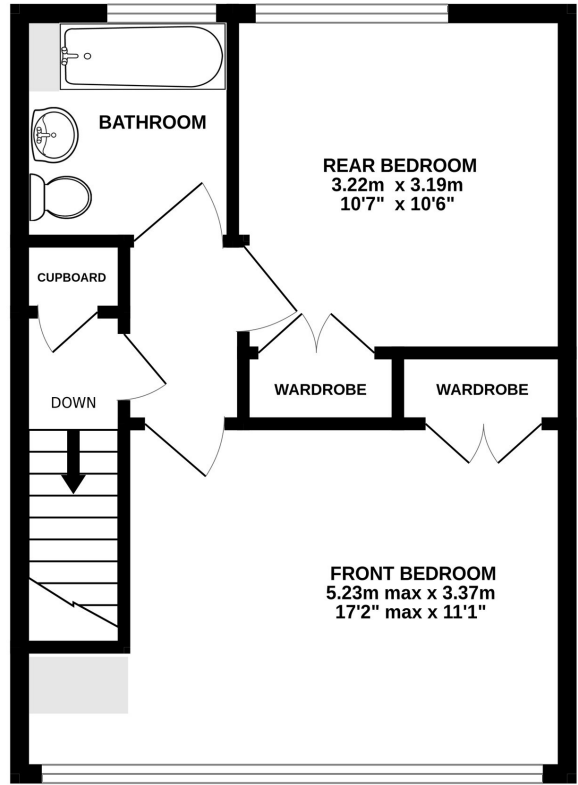
020 8549 5099

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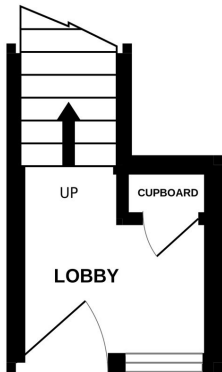
1ST FLOOR
38.3 sq.m. (412 sq.ft.) approx.



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



GROUND FLOOR
4.5 sq.m. (49 sq.ft.) approx.



TOTAL FLOOR AREA : 79.9 sq.m. (860 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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ENTRANCE PORCH:

Front door into...

ENTRANCE HALL and STAIRS :

Window to front aspect, cupboards housing meters, stairs leading up to first floor landing, glazed door to ...

LOUNGE AREA: Abt: 13 ft 8 min x 13 ft 7(4.179m min x 4.10m)

Double glazed square bay window to front aspect with bench seat, two radiators, open through to rear dining area.



DINING AREA: Abt 10 ft x 9 ft 5 (3.05m x 2.87m)

Double glazed window to rear aspect, space for dining table with pendant light over, two radiators, arch through to...



KITCHEN: Abt 9 ft 10 x 7 ft 3 (3.0m x 2.22m)

Double glazed window to rear aspect, units fitted at eye and base level, worktops, tiled splashbacks, inset one and a half bowl sink unit, inset gas hob, inbuilt oven below, spaces for fridge and washing machine, wall mounted boiler, laminate floor.



STAIRCASE FROM LOUNGE TO SECOND FLOOR LANDING:

Door to storage cupboard with shelving. Glazed door through to inner landing with trap door access to loft space.

FRONT BEDROOM: Abt 17 ft 2 max across x 11 ft 1 (5.23m max across x 3.37m)

Double glazed room width windows to front aspect, radiator, painted floorboards, double doors to built in wardrobe with shelf and hanging rail (in addition to stated room dimensions).



REAR BEDROOM: Abt 10 ft 7 x 10 ft 6 (3.21m x 3.18m)

Double glazed window to rear aspect, radiator, painted floorboards, double doors to built in wardrobe with shelf and hanging rail (in addition to stated room dimensions).



BATHROOM:

Tiled walls and floor, tile panel enclosed bath with shower screen and shower over, wash hand basin WC, heated towel rail, double glazed frosted window.



OUTSIDE:

Communal grassed area to front



GARAGE:

Garage in battery to the rear with vehicular access via Simpson Road. Up and over door.



COUNCIL TAX: BAND D (RICHMOND UPON THAMES)

ENERGY EFFICIENCY RATING : BAND C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE: Share of freehold with a lease of 999 years from 25th March 1963.

The freehold of plots 13-23 (Odd) and 25-35 (Odd) Hardwicke Road, is owned by 13-35 HARDWICKE ROAD LIMITED (Co. Regn. No. 3898630).

GROUND RENT: There is no ground rent.

*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.*