

HAM, RICHMOND



£ 465,000 : LEASEHOLD

MARINER GARDENS, HAM, RICHMOND, TW10 7UU



Refurbished END OF TERRACE DUPLEX MAISONETTE with bright and spacious accommodation over 850 sq ft remodelled into a THREE BEDROOM LAYOUT.

Set back from the road overlooking a shared lawned garden area in a quiet residential crescent with the benefit of free parking bays.

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

EPC RATING BAND C : Double glazing, loft insulation and gas central heating system with an efficient Worcester Greenstar condensing combi boiler.

There is also a nearby end terrace FREEHOLD GARAGE available to purchase with the maisonette (subject to separate negotiation).

Own private entrance door at ground level.

*The double aspect 1st floor living space has a lounge with upgraded front double glazed bay and bench seat, an additional dining area plus kitchen with **NEW UNITS, WORKTOPS, OVEN AND HOB.***

The top (2nd) floor has two single bedrooms to the front, refurbished bathroom with white suite, and a rear double bedroom with lovely horizon views to Richmond Park and Pembroke Lodge. Inbuilt wardrobes to two of the bedrooms. (Prospective purchasers should note one of the single bedrooms is entered via the other single bedroom.)

Useful storage loft.

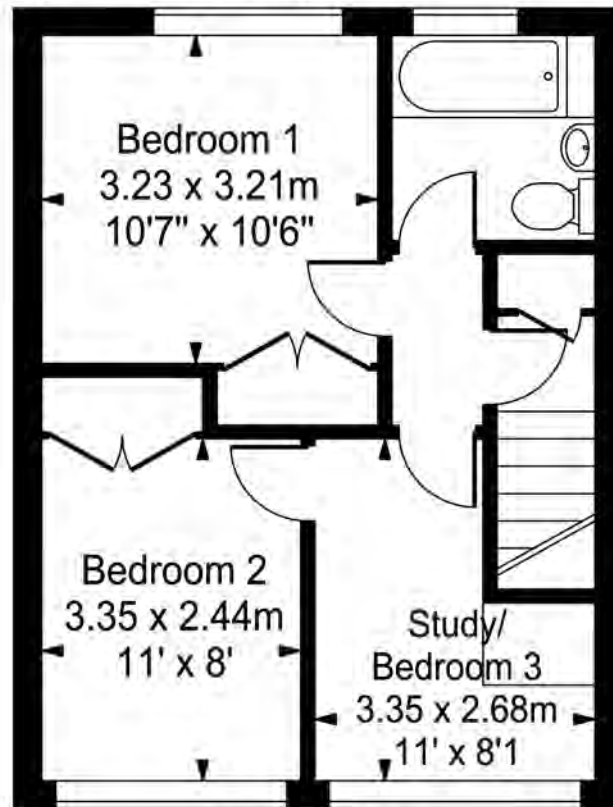
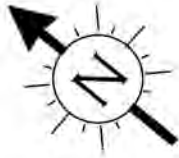
Conveniently near buses and shops including a Tesco Express, Post Office, Swiss Bakery and Pharmacy. Close to Ofsted Outstanding Grey Court School : Moments from nurseries and primary schools.

020 8549 5099

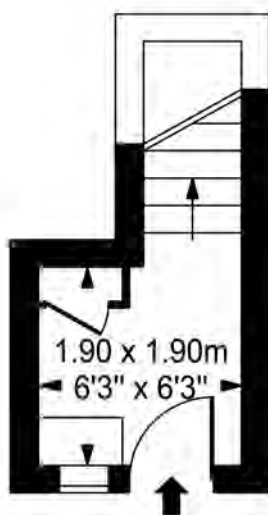
www.mervynsmith.co.uk

Mariner Gardens

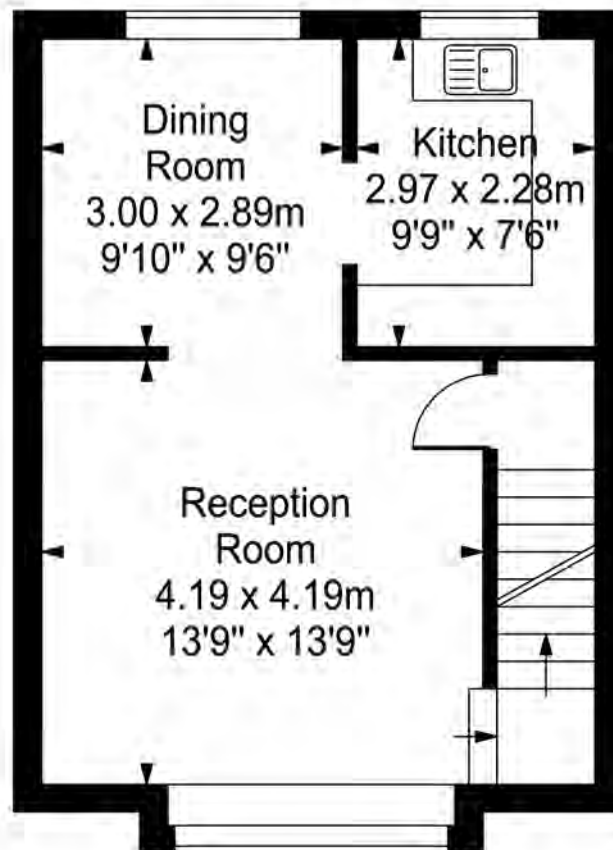
Approx. Gross Internal Area
82 Sq M - 879 Sq Ft



Second Floor



Ground Floor
Entrance



First Floor

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.

Floor plan by www.frameworkphotos.co.uk

ENTRANCE PORCH:

Exterior recycling cupboard, entrance door into...

GROUND FLOOR LOBBY and STAIRS :

Window to front, doors to store/meter cupboards, stairs leading up to first floor, 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 windows and bench seating, radiator, arch to rear dining room.



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

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



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

New fitted units at eye and base level, new worktops, inset sink unit, new inbuilt Zanussi electric hob and inbuilt oven, new extractor hood, paces for washing machine, dishwasher and fridge/freezer, wall mounted Worcester Greenstar condensing combi boiler, double glazed window to rear aspect.



STAIRCASE FROM LOUNGE TO 2nd FLOOR LANDING:

Door to shelved cupboard, door into inner landing with trap door to loft space.

REAR BEDROOM 1: Abt: 10 ft 7 x 10 ft 6 (3.23m x 3.21m)

Double glazed window to rear aspect with horizon view towards Richmond Park and Pembroke Lodge, radiator, double doors to inbuilt wardrobe cupboard in addition to room dimensions.



FRONT BEDROOM 2: Abt: 11 ft x 8 ft (3.35m x 2.44m)

Double glazed window to front aspect, radiator, double doors to in-built wardrobe cupboard in addition to room dimensions.



FRONT BEDROOM 3 / OFFICE: Abt 11 ft x 8 ft 1 max (3.35m x 2.68m) max
Double glazed window to front aspect, radiator, corner shelf and store locker.



BATHROOM:

Panel enclosed bath, shower screen and shower rail and curtain, shower mixer, wash hand basin with cabinet under, WC. Frosted double glazed window, heated towel rail.



OUTSIDE:

The maisonette overlooks a shared grassed area to the front. There are also free parking bays.



Also available to purchase with the maisonette by additional negotiation is a nearby freehold garage with its own Land Registry Title . This is **GARAGE No. 54** in a battery off Mariner Gardens. The forecourt is approached via a hard standing driveway down the side of 1 Mariner Gardens. Garage 54 is the first on the right.



COUNCIL TAX : BAND D (London Borough of Richmond Upon Thames)

ENERGY EFFICIENCY RATING : BAND C

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

TENURE OF MAISONETTE : 125 years from 24th June 1986

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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