

HAM, RICHMOND



£479,000

SHARE OF FREEHOLD

GRAY COURT, PARKLEYS, HAM, RICHMOND, TW10 5LU



A Stylish Two Bedroom 1st Floor Apartment combining modern upgrading and authentic mid century features in this first classic ‘Span’ development by groundbreaking architect Eric Lyons.

Bright lounge/dining room over 16 ft x 12 ft with cork flooring, wood burner, original 1950s display shelf and a stunning leafy outlook across the shared gardens.

Kitchen/breakfast room with space for table and chairs.

**Main bedroom over 12 ft x 11 ft with twin inbuilt wardrobes and cupboards.
Double aspect second bedroom.**

GRADE II LISTED by English Heritage : Long lease with a SHARE OF THE FREEHOLD

Quiet setting within Richmond Borough Conservation Area 67 yet near shops, buses and facilities on Ham Parade.

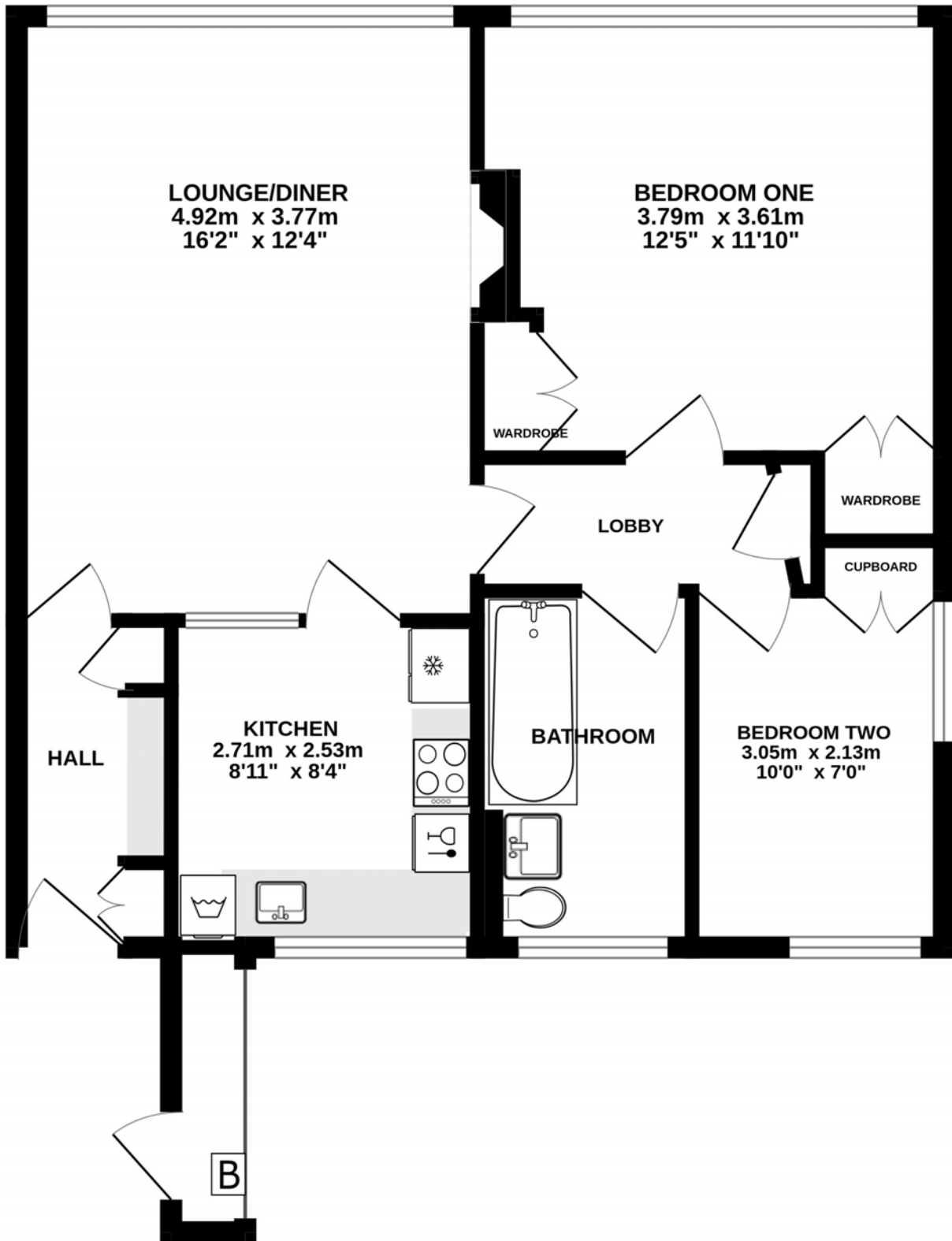
Moments from the path through Ham Common Woods to Richmond Park. Also near the open spaces of Ham Common with its traditional village pond, pub and cricket club.

Within reach of several sought after schools including Grey Court School, Kingston Academy, and Fernhill School, - all Ofsted Outstanding - and close to high achieving Tiffin Girls and the German School.

020 8549 5099

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1ST FLOOR
59.0 sq.m. (635 sq.ft.) approx.



TOTAL FLOOR AREA : 59.0 sq.m. (635 sq.ft.) approx.

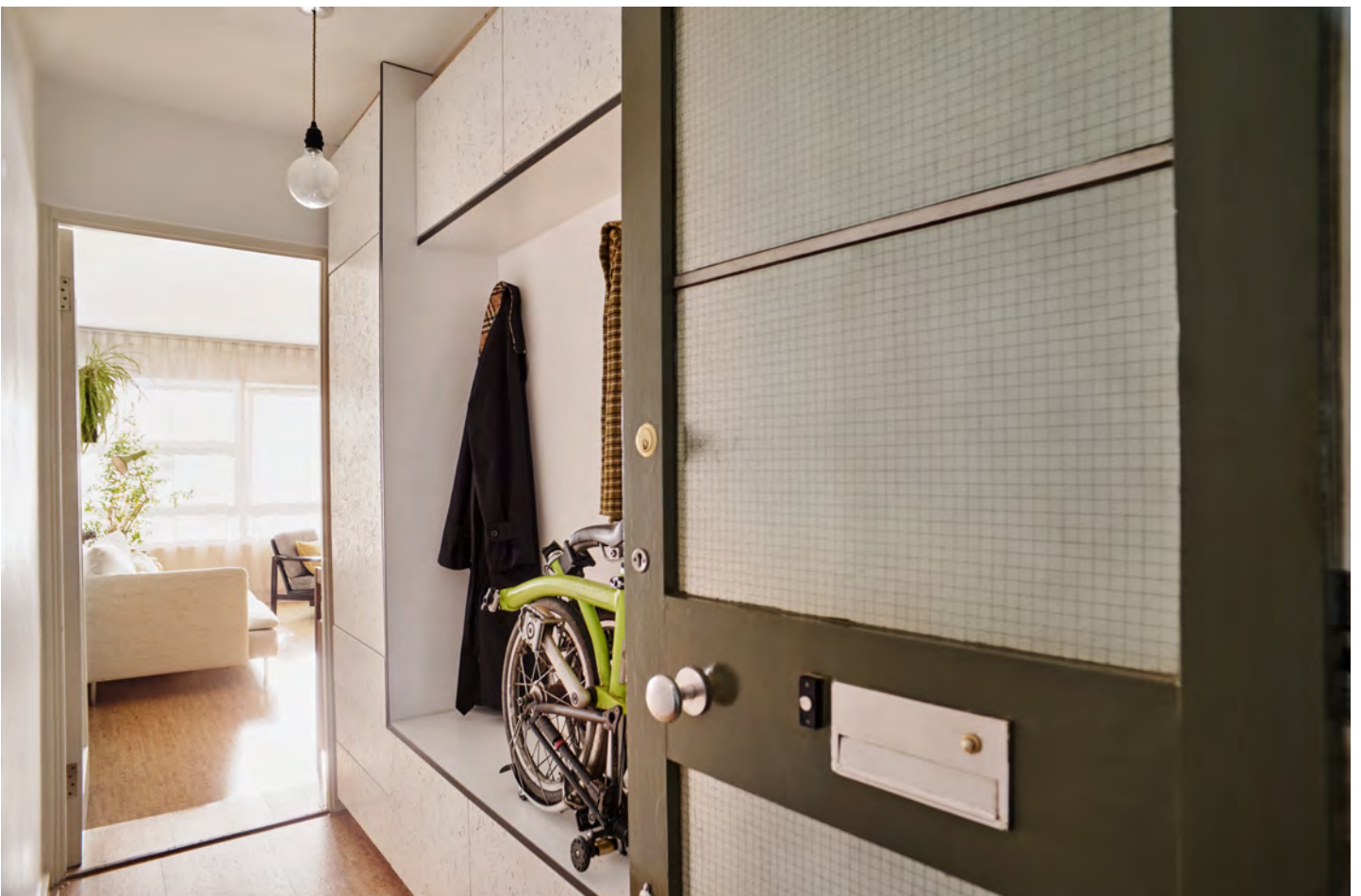
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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COMMUNAL ENTRANCE HALL: Paved entrance with stairs up to 1st floor landing and door into **PRIVATE DRYING AREA:** Also housing meters and Vaillant ecoTEC Plus 83 condensing combi boiler.



Entrance door to flat into ...**HALL:** cork floor, inbuilt store cupboards with base level cabinet between, reeded glass door into...



LOUNGE/DINING ROOM: Abt 16 ft 2 x 12 ft 4 (4.92m x 3.77m)

Room width windows overlooking the gardens, radiator, fireplace aperture with inset wood burner, cork flooring, original style wall shelf.





KITCHEN/BREAKFAST ROOM: Abt. 8 ft 11 x 8 ft 4 (2.71m x 2.53m)

Units fitted at eye & base level with worktops, white tile splashbacks, inset ceramic sink, inset induction hob, inbuilt oven, integral slimline dishwasher, spaces for fridge/freezer & washing machine, window, cork flooring, space for table and chairs.



Reeded glass door from lounge through to...

INNER LOBBY: Door to storage cupboard, cork floor, doors to bedrooms and bathroom.

BEDROOM ONE: Abt. 12 ft 5 max x 11 ft 10 (3.79m max x 3.61m)

Windows to garden aspect, radiator, radiator, two inbuilt wardrobes with double doors, hanging and shelf.



DOUBLE ASPECT BEDROOM TWO: Abt. 10 ft x 7 ft (3.05m x 2.13m)

Windows to front and side aspect, radiator, double doors to inbuilt cupboard in addition to room dimensions.



BATHROOM:

Heated towel rail, WC, wash hand basin, frosted window, tiled panel enclosed bath with shower and shower rail over, part tiled walls.



MAINTENANCE:

£720 per quarter inclusive of building insurance, communal lighting and cleaning, general maintenance and repairs, gardening and external window cleaning.

TENURE: Freehold held in common by the residents with a Lease of 999 years from 1982.

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

PARKING:

There are no parking restrictions or permits required in Parkleys. There are off street parking bays for residents including some close to this apartment.

ASBESTOS MANAGEMENT POLICY:

Many properties built in the UK up to the 1990s may contain some elements of asbestos. These have been assessed at this development with an asbestos management policy in place. We can email this document to any interested parties.

CONSERVATION AREA & LISTING:

Parkleys is a London Borough of Richmond Upon Thames Conservation Area (No.67). It is Grade II listed by English Heritage as the first major 'Span' development by ground-breaking architect Eric Lyons, President of RIBA (Royal Institute of British Architects) 1975-1977. He worked under Walter Gropius (founder of the Bauhaus) and became noted for progressive developments with signature attention to landscape and community, blending modernism with more traditional building elements like tile hanging and stock brick. Beginning with Parkleys in 1955-6, his practice gained many awards and as recently as 2005, Span received a special Housing Design Award for schemes meeting the Sustainable Communities Plan. For further reading see 'Eric Lyons and Span' by Barbara Simms, RIBA Books 2006 or view a youtube video at <https://youtu.be/wwc6-rPp35g>



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