

# HAM, RICHMOND

**MERVYN  
SMITH**  
ESTATE AGENTS

**£475,000 : LEASEHOLD**

**ST. RICHARDS COURT, ASHBURNHAM RD, HAM, RICHMOND, SURREY, TW10 7NS**



**BRIGHT AND SPACIOUS 3 BEDROOM DUPLEX MAISONETTE over 950 Square Feet offering roomy accommodation OVER 2 FLOORS.**

**Stunning reception room over 18 ft x 15 ft with leafy front views across to St Richards Church. Kitchen/breakfast room with inbuilt gas hob, dishwasher, oven, fridge and freezer.**

**Attractive wood flooring throughout the entrance floor.**

**Family bathroom to the upper floor, 2 double bedrooms with inbuilt wardrobes plus a generous 3rd single bedroom.**

***Double glazing : Gas central heating system.***

The maisonette has a private entrance door off a shared 1st floor courtyard with a security gate and entryphone system. The property also includes an **exterior private store/bicycle locker** off the courtyard.

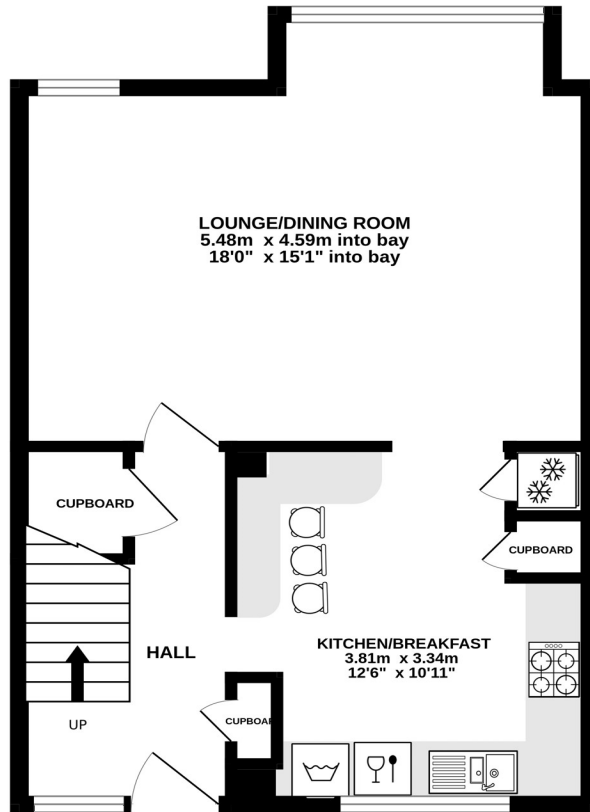
Conveniently situated near local shops including a Post Office and Tesco Express, buses to Richmond and Kingston, and a choice of nearby nurseries, primaries and secondary schools including Ofsted 'Outstanding' Grey Court School. To the rear of the block are the protected open spaces of the Ham Lands South Nature Reserve leading across to the river.

Potential buyers are advised the lease is 99 years from 25 March 1978 at a fixed ground rent of £50. A specialist valuer has assessed the premium to extend and the vendor is agreeable in principle to initiate the process depending on the offers made. All requests to view from potential buyers needing a mortgage will have to be prequalified to assess their ability to finance this purchase.

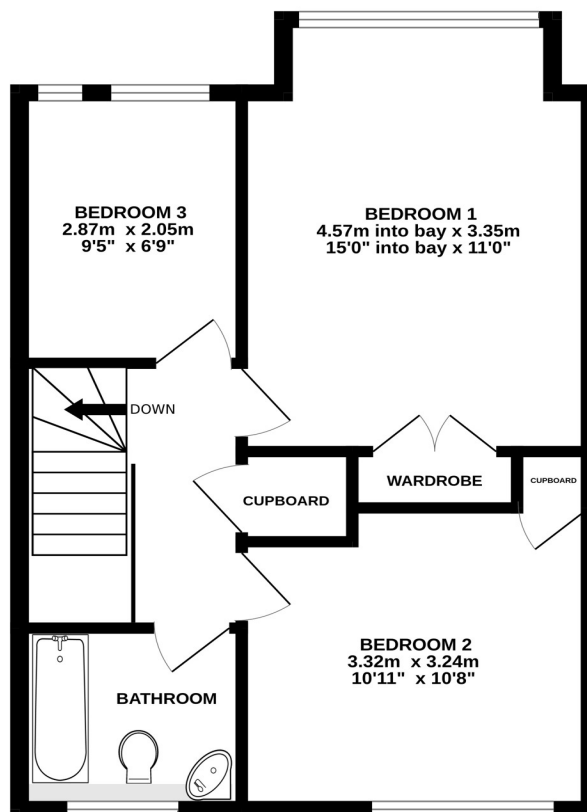
**020 8549 5099**

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GROUND FLOOR  
43.6 sq.m. (469 sq.ft.) approx.



1ST FLOOR  
43.7 sq.m. (470 sq.ft.) approx.



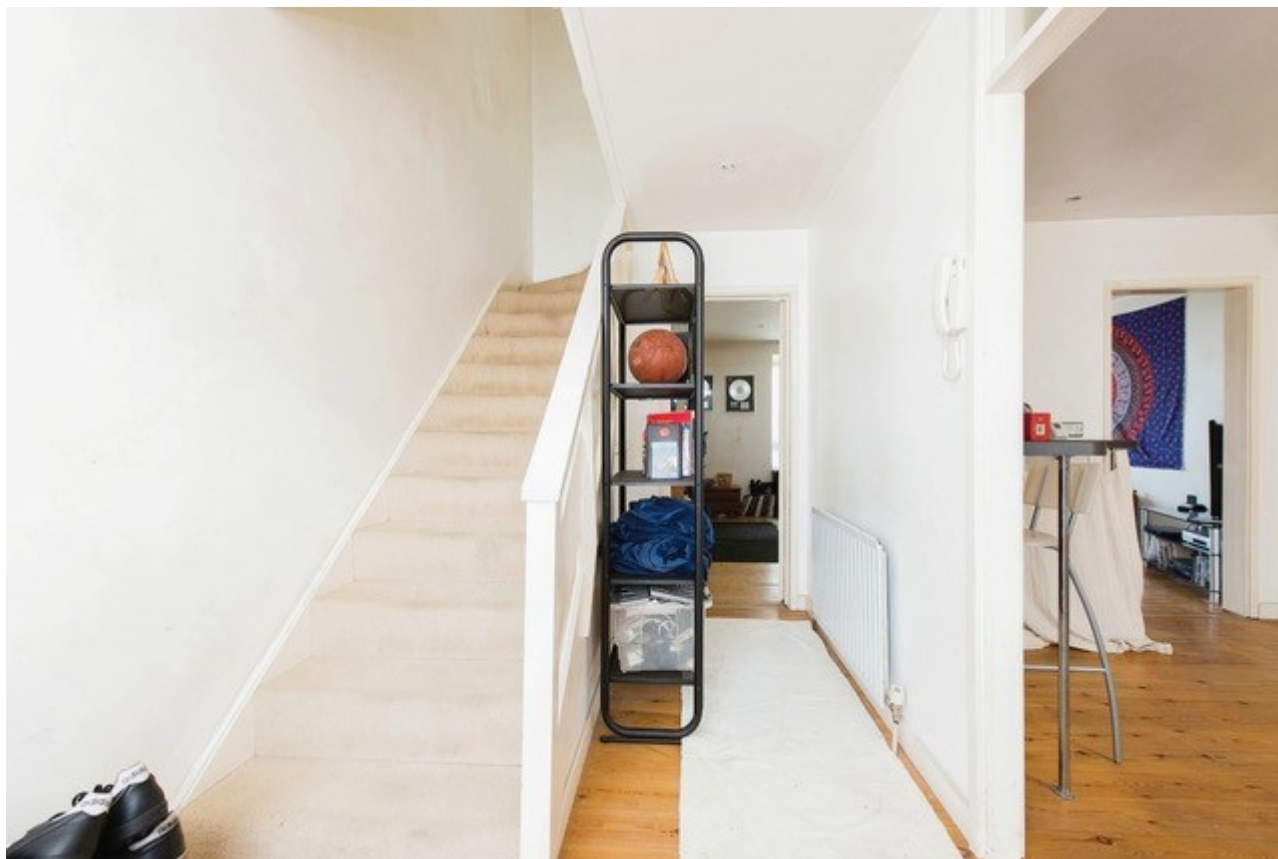
TOTAL FLOOR AREA : 87.2 sq.m. (939 sq.ft.) approx.

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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Secure locked wrought iron gate on the ground floor with entryphone system into steps up to a shared 1st floor courtyard with entrance door into the maisonette.

### **ENTRANCE HALL:**

uPVC entrance door with fanlight over, floor to ceiling double glazed window, wood flooring, spotlights, radiator, door to cupboard, door to under stair storage cupboard.



### **LOUNGE/DINING ROOM: Abt 18ft x 15ft 1 into bay (5.48m x 4.59m into bay)**

Double glazed square bay window and additional double glazed window to front aspect, wood flooring, LED spotlights, radiators.





**KITCHEN/BREAKFAST ROOM: Abt 12 ft 6 x 10ft 11 (3.81m x 3.34m)**

Fitted units at eye and base level, worktops and upstands, inset one and a half bowl sink unit, inset gas hob with chimney hood over, inbuilt oven, inbuilt fridge and freezer, inbuilt dishwasher, space for washing machine, wall mounted Viessmann boiler, wood flooring, radiator, dining bar with space for stools under, spotlights, door to cupboard, double glazed window to courtyard aspect.



**STAIRCASE FROM HALL TO FIRST FLOOR LANDING:**

Balustrade, door to cupboard with slatted shelving.

**BEDROOM ONE:** Abt 15 ft into bay x 11 ft (4.57m into bay x 3.35m)

Double glazed square bay window to front aspect with views to St Richards Church, two vertical radiators to each side, spotlights, double doors to inbuilt wardrobe cupboard with hanging rail and shelf over in addition to room dimensions.



**BEDROOM TWO:** Abt 10 ft 11 x 10 ft 8 (3.32m x 3.24m)

Double glazed window, radiator, spotlights, door to inbuilt wardrobe cupboard with hanging and shelving in addition to room dimensions.



**BEDROOM THREE:** Abt 9 ft 5 x 6 ft 9 (2.87m x 2.05m)

Double glazed window and fanlight window to front, spotlights, radiator.



**BATHROOM:**

Tiled floor and walls, panel enclosed bath with shower, shower rail and curtain, WC, corner wash hand basin with cabinet under, heated towel rail, frosted double glazed fanlight windows.



**LEASE:** 99 years from 25 March 1978 at a fixed ground rent of £50. A specialist valuer has assessed the premium to extend and the vendor is agreeable in principle to initiate the process depending on the offers made. All requests to view from potential buyers needing a mortgage will have to be prequalified to assess their ability to finance the purchase.

**SERVICE CHARGE:** Pro rata share of maintenance for each 3 bedroom flat is 7.65% of gross expenditure. Projected service charge for Jan 1st to Dec 31st 2024 is £2,600.

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

**ENERGY RATING:** Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**OUTSIDE:**

Shared courtyard to front. The property also includes an exterior bicycle/store cupboard off the courtyard.







To the rear of the block are the protected open spaces of the Ham Lands South Nature Reserve



To the front, the lounge/dining room and front bedrooms look over St Richards Church and grounds.

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. We have been advised by the vendor regarding the outgoing 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 rights 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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