

HAM, RICHMOND



£429,950 : LEASEHOLD

LINK WAY, HAM, RICHMOND UPON THAMES, TW10 7QT



A 2 DOUBLE BEDROOM DUPLEX MAISONETTE in a leafy residential side road in Ham Riverside Village.

OFFERED WITH THE ADVANTAGES OF VACANT POSSESSION AND NO ONWARD CHAIN.

The property also includes a GARAGE to the rear of the block.

Private entrance door and hall lobby at ground level : Stairs up to generous accommodation over the upper two floors.
Bright 1st floor lounge with double glazed projecting front bay and bench seat. Rear dining area with arch to kitchen. 2nd floor of bathroom, generous main bedroom and second double bedroom both with inbuilt wardrobe cupboards.
Useful storage loft.

Gas central heating system with an efficient Vaillant condensing boiler installed in 2020.

Extended lease with over 900 years remaining and low outgoings.

Lovely location near Ham House (NT), allotments, horse paddocks, children's playground, tennis courts and the open spaces of Ham Riverside Lands. Choice of nearby nurseries and primary schools and within reach of sought after Ofsted 'Outstanding' rated Grey Court School and the German School.

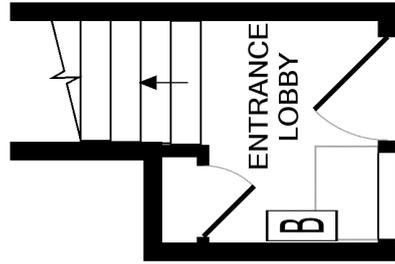
Local shopping at St Richard's Square including a Tesco Express, Swiss bakery, pharmacy and Post Office.



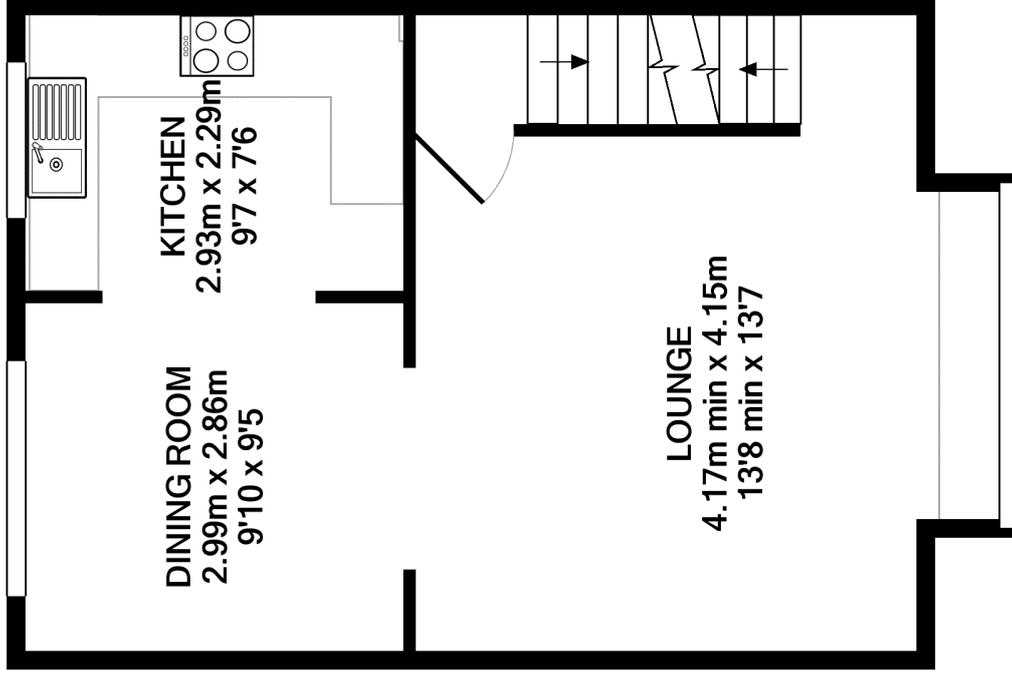
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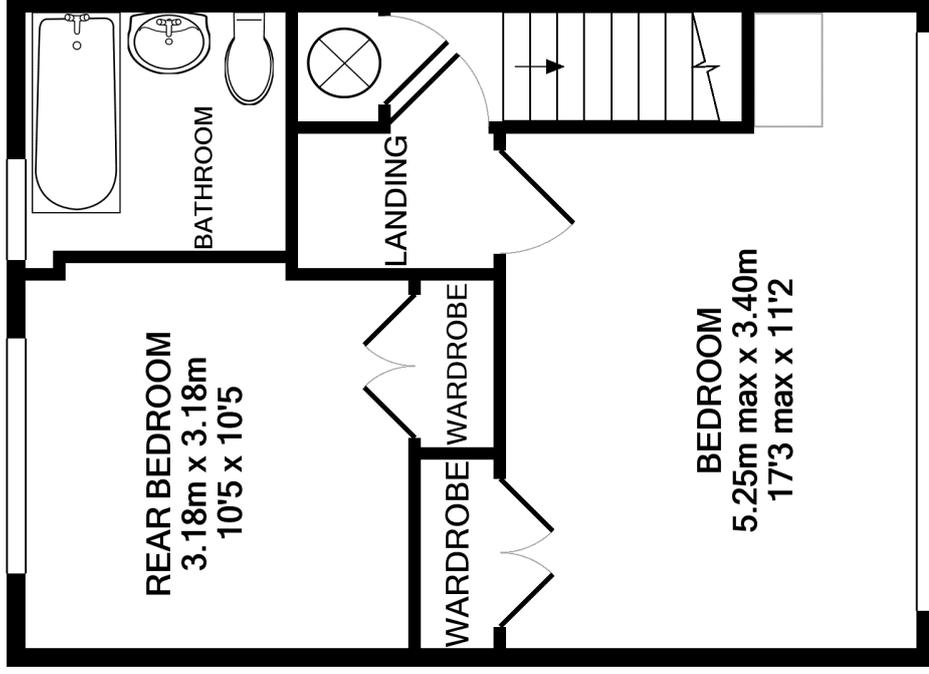
www.mervynsmith.com



GROUND FLOOR
APPROX. FLOOR
AREA 4.9 SQ.M.
(53 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 40.0 SQ.M.
(431 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 38.2 SQ.M.
(411 SQ.FT.)

TOTAL APPROX. FLOOR AREA 83.1 SQ.M. (894 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

ENTRANCE PORCH:

Entrance door into...

LOBBY and STAIRS :

Window to front, display shelf, laminate floor, door to store/meter cupboard, stairs leading up to first floor landing with door to ...

LOUNGE AREA : Abt 13 ft 8 minimum x 13 ft 7 (4.17m min x 4.15m)

Double glazed square bay window to front aspect with bench seat, wood flooring, radiator, arch to additional rear dining room.



DINING AREA : Abt 9 ft 10 x 9 ft 5 (2.99m x 2.86m)

Window to rear aspect, laminate floor, radiator, arch to ...



KITCHEN : Abt 9 ft 7 x 7 ft 6 (2.93m x 2.29m)

Window to rear aspect, units fitted at eye and base level, inset sink unit, inset hob, spaces for appliances.



STAIRCASE FROM LOUNGE TO SECOND FLOOR LANDING:

Door to airing cupboard with hot water cylinder and slatted shelving. Part glazed door to

INNER LANDING:

With trap door to loft. Doors to bedrooms and bathroom.

FRONT BEDROOM: Abt 17 ft 3 max x 11 ft 2 (5.25m max x 3.40m)

Room with double glazed windows overlooking the front, shelf to corner, floorboards, radiator, double doors to in built wardrobe cupboard with hanging rail and shelving over in addition to room dimensions.



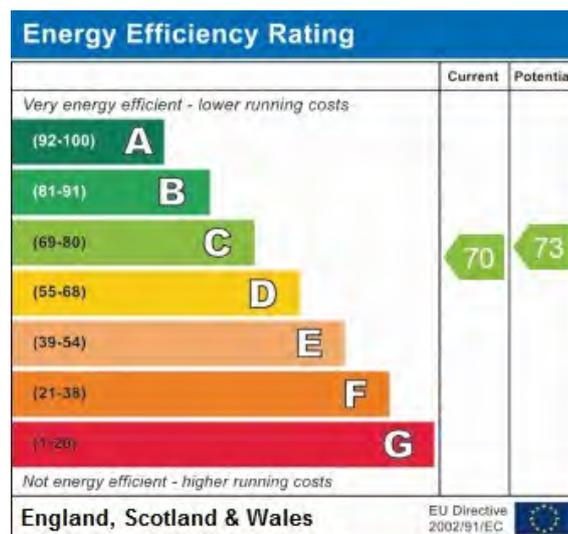
REAR BEDROOM: Abt 10 ft 5 x 10 ft 5 (3.18m x 3.18m)

Double doors to inbuilt wardrobe cupboard with hanging rail and shelving over in addition to stated room dimensions., radiator, floorboards, window to rear aspect.



BATHROOM:

Panel enclosed bath with shower mixer over, white tile surround, pedestal wash hand basin, WC, heated towel rail, frosted window.



GARAGE:

In battery with up and over door. The battery is behind the block of maisonettes with pedestrian access through and vehicle access is round the corner via Perryfield Way. From the vehicle entrance the garage is the second on the right.



SEVICE CHARGE: There is an annual payment to Ham Riverside Lands Ltd of £448 from 26/3/2021 - 25/3/2022 for the upkeep of communal areas.

LEASE: 999 years from 25th March 1975

GROUND RENT: £1.05p pa (if demanded)

Ref: 2342

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.



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