

# HAM, RICHMOND



£475,000 : LEASEHOLD

STUART ROAD, HAM, RICHMOND UPON THAMES, TW10 7QU



A bright and stylishly upgraded **2 DOUBLE BEDROOM DUPLEX MAISONETTE** with a long lease over 900 years plus a **GARAGE**.

Private entrance and hall at ground level with a new entrance door and floor to ceiling window.

*Open plan double aspect living space to the 1st floor has a spacious lounge with front square bay and bench seat, rear dining area and a fitted kitchen with integral hob and oven.*

Top floor has generous main bedroom with sliding doors to inbuilt wardrobe cupboards, renovated and remodelled bathroom with both a bath and walk in shower enclosure, and a charming 2nd double bedroom with inbuilt wardrobe cupboard.

*Useful storage loft.*

Gas central heating system with an efficient Worcester Greenstar condensing combi boiler. Double glazing.

*Set back from the road with a leafy front outlook, use of rear shared garden area and within reach of the open spaces of Ham Riverside lands.*

*Located near Ofsted Outstanding Grey Court School and a choice of nearby nurseries and primary schools.*

*Convenient for local shops at St. Richards Square including a Tesco Express, Post Office, Swiss bakery and pharmacy.*



Tel: 020 8549 5099

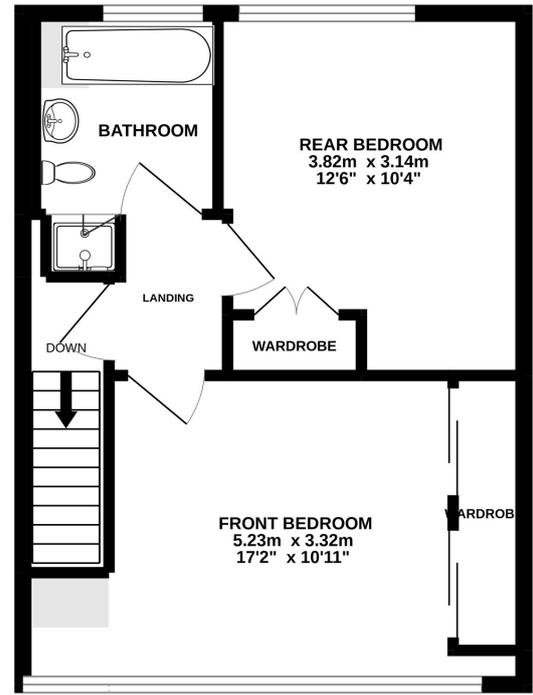
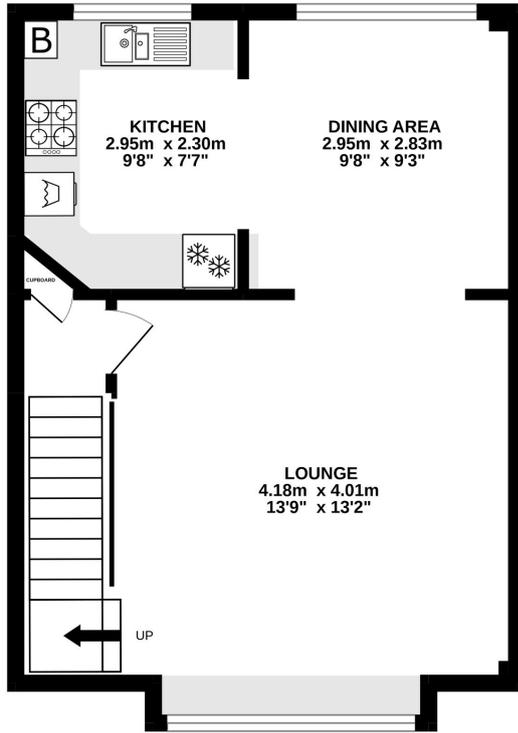
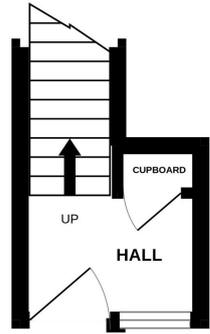


[www.mervynsmith.com](http://www.mervynsmith.com)

1ST FLOOR  
38.2 sq.m. (411 sq.ft.) approx.

2ND FLOOR  
36.9 sq.m. (397 sq.ft.) approx.

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



TOTAL FLOOR AREA : 79.6 sq.m. (857 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:**

Entrance door into...

## **HALL and STAIRS :**

Floor to ceiling clear glass window to front, tiled floor, radiator, store/meter cupboards, stairs leading up to first floor landing with door to recessed store cupboard and glazed door through to ...

## **LOUNGE: Abt: 13ft 9ins min x 13ft 2ins (4.18m min x 4.01m) *not including stairs***

Square bay with double glazed window to front aspect with bench window seat, wood laminate floor, radiator.



**DINING AREA: Abt 9 ft 8 x 9ft 3 (2.95m x 2.83m)**

Double glazed window to rear aspect, wood laminate floor, radiator, open through to...

**KITCHEN: Abt 9 ft 8 x 7ft 7 (2.95m x 2.30m)**

Double glazed window to rear aspect, fitted units at eye and base level, worktops, tile splashbacks, inset one and a half bowl sink, space for washing machine, inset gas hob, fitted chimney hood over, inbuilt oven, tiled floor, space for upright fridge/freezer, cupboard concealing Worcester Greenstar combi boiler.



**STAIRCASE FROM LOUNGE TO 2nd FLOOR LANDING:**

Storage recess, glazed door to .....

**INNER LANDING:**

With wood laminate floor and trap door access to loft space.

**BEDROOM ONE: Abt 17ft 2ins (max across to front) x 10ft 11 (5.23m x 3.32m)**

Room width double glazed windows to front aspect, shelved area to corner, radiator, wood laminate floor, sliding doors to wardrobe cupboards with shelving and hanging rails.



**BEDROOM TWO:** Abt: 12 ft 6 max into recess x 10 ft 4 (3.82m max x 3.14m max)

Double glazed window to rear aspect, wood laminate floor. Radiator. Double doors to in-built wardrobe cupboard.



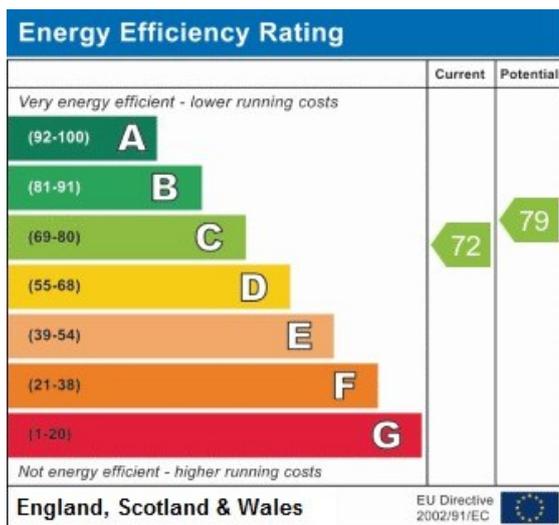
**BATHROOM:**

Bifold door to recessed shower enclosure, heated towel rail, panel enclosed bath with shower mixer, wash hand basin with cabinet under, WC. Frosted double glazed window, wall mirror, tiled floor.



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

**ENERGY RATING : BAND C**



**OUTSIDE** use of a communal area to the rear shared by the residents in surrounding properties.,

**GARDEN** use of a communal area to the rear shared by the residents in surrounding properties.,

**GARAGE** In block to rear of terrace (4th garage from the end on the right hand side). Forecourt and water supply.



**LEASE** 999 years from 25th March 1964.

**GROUND RENT** £0.50p pa

**SERVICE CHARGE:** £475 pa.

***Ref: 2437***

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:**

Like many 20th century properties in the UK, this property was built with some elements of asbestos. Following a specialist assessment, ceilings were bonded and skimmed in 2021 at a cost of £4000 and asbestos was removed from the ground floor at a cost of £900.



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