A TWO BEDROOM GROUND FLOOR APARTMENT in this sought after Conservation Area development offering the preferred configuration with a Lounge/Dining Room over 16ft x 12ft facing the lovely gardens and with the benefit of French doors out to a patio.

Offered with the advantages of VACANT POSSESSION and NO ONWARD CHAIN plus a SHARE OF THE FREEHOLD.

*Main bedroom with two inbuilt cupboards : Double aspect second bedroom.*

*Gas central heating system with a condensing Valliant boiler.*

*Fitted kitchen with a Bosch hob, hood and inbuilt Bosch oven.*

Overlooking a lawned area with trees and shrubs, yet only moments from all the shops and facilities on Ham Parade, 24 hour bus services to central Richmond and Kingston and the open spaces of Ham Common.

Parkleys has been Grade II listed by English Heritage for its iconic status as the first ‘Span’ development by noted architect Eric Lyons.
TOTAL APPROX. FLOOR AREA 59.3 SQ.M. (639 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.

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COMMUNAL ENTRANCE:
Communal area leading to entrance door to …

ENTRANCE HALL:
Radiator and reeded glass light through to…

LOUNGE/DINING ROOM: Abt. 16ft 1ins x 12ft 5ins (4.89m x 3.78m)
Radiator, coving, windows to front garden aspect and French doors to patio.
**KITCHEN:** Abt. 8ft 11ins x 8ft 3ins (2.73m x 2.52m)
Units at eye and base level, worktops, inset sink unit, Bosch hob and fitted hood over, inbuilt Bosch oven, spaces for upright fridge freezer, slimline dishwasher and washing machine, windows to rear, tiled floor.
Door from reception room into ...

**INNER LOBBY:**
Door to shallow cupboard and doors to bathroom & bedrooms.

**BEDROOM ONE:** Abt. 12ft 5ins x 12ft 2ins (3.79m x 3.70m)
Room width windows to garden aspect, laminate floor, double doors to store/airing cupboard with slatted shelf, bifold doors to wardrobe cupboard, radiator.

**DOUBLE ASPECT BEDROOM TWO:** Abt. 10ft x 6ft 11ins (3.06m x 2.10m)
Windows to rear and side garden aspects, radiator, double doors to inbuilt cupboard in addition to room dimensions.

**BATHROOM:**
Walk in shower enclosure, pedestal wash hand basin with fitted light and mirror over, WC, frosted window, heated towel rail, tiled floor, frosted window.
OUTSIDE:  Patio and communal gardens.

STORE/DRYING ROOM: (off the communal hall) Also housing the combi boiler.

MAINTENANCE:
£600 per quarter to include building insurance, communal lighting and cleaning, general maintenance and repairs, gardening and external window cleaning.

LEASE:
Freehold held in common by the residents with an assigned Lease of 999 years from 1982.

PATIO:
The French doors lead out to a small paved patio. We would like viewers to note the patio is not technically part of the demise of the flat, but effectively in practice it has been used solely by the occupants of this flat.

Parkleys is Grade II listed by English Heritage for its architectural interest as the first major ‘Span’ development by architect Eric Lyons (1902-1980) (President of the Royal Institute of British Architects (RIBA) 1975-1977). He worked under Walter Gropius (founder of the Bauhaus) and became noted for forward looking developments with signature attention to landscape and community development, and a combination of modernism with more traditional elements like tile hanging and stock brick. Beginning with Parkleys in 1955-6, his practice collected many awards and even as recently as 2005, Span received a special Housing Design Award given to schemes that meet the current Sustainable Communities Plan. For further reading, potential purchasers are directed to ‘Eric Lyons and Span’ by Barbara Simms, RIBA Books 2006.

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