A Charming **TWO BEDROOM GROUND FLOOR APARTMENT** with authentic features and the sought after advantage of French doors off the lounge/dining room out to a patio and gardens.

Lovely position within a Conservation Area in this development by ground breaking architect Eric Lyons which is Grade 11 listed by English Heritage. Within 200 metres of the property is a gate out to Ham Farm Road as a short cut through Ham Common woods to Richmond Park.

Beautiful solid oak parquet flooring throughout laid in a stylish herringbone pattern.

Original style features including a tiled period fireplace with the option to recreate the open fire and the original larder cupboard and period wood drainer to the kitchen.

The property benefits from 3 outer facilities — a private boiler/utility/drying room, currently housing the boiler, an additional private store locker and the use of a shared lock up room for bikes and buggies.

Bright lounge/dining room over 16ft x 12ft : Main bedroom over 12ft square with inbuilt wardrobe cupboards.

Lovely bright double aspect 2nd bedroom with wardrobe cupboard.

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

Located near beautiful Ham Common but also within reach of local shops, eateries, and 24 hour bus services.
TOTAL APPROX. FLOOR AREA 61.7 SQ.M. (664 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.

Made with Metropix ©2020
COMMUNAL ENTRANCE:
With paved entrance area, door to shared bike/pram store room, door to outer shared bin store with door to ...

PRIVATE STORE LOCKER
Door to opposite side into further...

PRIVATE DRYING ROOM: Abt. 8ft 2ins x 2ft 6ins (2.50m x 0.78m)
Currently housing Worcester Greenstar condensing combi boiler.

Entrance door into ….HALL: Herringbone pattern solid oak parquet flooring, through to ...

LOUNGE/DINING ROOM: Abt. 16ft 1ins x 12ft 3ins (4.90m x 3.74m)
Windows to front garden aspect, French doors out to a patio, tiled period style fireplace surround with option to recreate the open fire, radiator, oak flooring, original style glass and wood partition to the kitchen.
KITCHEN: Abt. 8ft 10ins x 8ft 4ins (2.70m x 2.54m)
Window to rear aspect, spaces for fridge, cooker and dishwasher, door to original style larder also currently housing a small washing machine.

Reeded glass door from lounge into .....  

INNER LOBBY:
Oak flooring, doors to shallow cupboard and to deeper eye level storage cupboard, doors to bedrooms and bathroom.
BEDROOM ONE: Abt. 12ft 6ins max x 11ft 7ins (3.80m max x 3.53m)
Windows to front garden aspect, radiator, oak flooring, double doors to inbuilt wardrobe cupboard, bifold doors to additional inbuilt cupboard.

DOUBLE ASPECT BEDROOM TWO: Abt. 10ft x 7ft 1ins (3.04 x 2.15m)
Windows to rear and side aspects, radiator, oak flooring, bifold doors to inbuilt wardrobe cupboard.
OUTSIDE

Communal gardens and patio off the French doors.
Parkleys is Grade II listed by English Heritage for its architectural interest as the first major ‘Span’ development by ground breaking architect Eric Lyons - President of the Royal Institute of British Architects (RIBA) 1975-1977. Together with his co-founder Geoffrey Townsend, their far-sighted goal was to create affordable, well-designed homes in landscape settings, which would foster a village community atmosphere. Lyons had worked under Walter Gropius (founder of the Bauhaus) and became noted for progressive developments with signature attention to landscape and community, mixing a blend of modernism and more traditional elements like tile hanging and stock brick. Parkleys was built in 1955-6 but 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 or view the short video at https://www.thenbs.com/knowledge/eric-lyons-and-span

**SHARE OF FREEHOLD:**
The Freehold is held in common by the residents, each flat also having a lease of 999 years from 1982.

**MAINTENANCE:**
Maintenance is run in house with a quarterly charge of £600 to include building insurance, communal lighting and cleaning, exterior maintenance and repairs, gardening and external window cleaning. The cyclical redecoration programme means that this block is due to be refurbished summer 2020.

**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.

**PARKING:**
There are parking bays available nearby on a first come first served basis plus street parking with no meters or restrictions.

Ref: 2173
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.