

Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Energy Efficiency Rating	
Very good (A)	92-100
Good (B)	81-91
Fair (C)	69-80
Below average (D)	55-68
Poor (E)	39-54
Very poor (F)	21-38
Unacceptable (G)	1-20
EU Energy Rating	
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20
Environmental Impact (CO ₂) Rating	
Very good (A)	92-100
Good (B)	81-91
Fair (C)	69-80
Below average (D)	55-68
Poor (E)	39-54
Very poor (F)	21-38
Unacceptable (G)	1-20

Redress: We hold independent redress with Property Redress

Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

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Approximate Gross Internal Area 1105 sq ft - 103 sq m (Including Garage)
Approximate Gross Internal Area 969 sq ft - 90 sq m (Excluding Garage)
Ground Floor Area 61 sq ft - 6 sq m
First Floor Area 454 sq ft - 42 sq m
Second Floor Area 454 sq ft - 42 sq m
Garage Area 136 sq ft - 13 sq m





Guide Price £475,000

- End of Terrace 2 Bedroom Duplex Maisonette
- Separate Garage
- Open Plan Living Space
- Great Location Facing Shared Lawns
- Good Travel Links
- * Tenure: Leasehold
- Close to Ham Lands & River Thames
- Service Charge £499 p.a.
- Lease over 900 Years
- Council Tax Band D
- Catchment for great local schools
- * Local Authority: Richmond

* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

Summary

A lovely 1960's build split level two double bedroom apartment with generous accommodation arranged over the first and second floors of this modern development situated moments from the wonderful Ham lands and the river Thames. Within catchment for The Russell Primary and the outstanding Grey Court. Features include a private entrance, there is a generous reception room with a bank of double aspect windows and a modern kitchen/diner. On the second floor there is two large bedrooms and a modern bathroom suite. Outside the property benefits from a garage and there are well maintained grounds and street parking. We would recommend you arrange a viewing at your earliest convenience.

Location

Perryfield Way is a popular residential road ideally situated between Richmond and Kingston town centres. The open spaces of Ham Lands are close by and the River Thames and Richmond Park are within easy reach. The standard of schooling in the immediate area is excellent within both the private and state sectors, these include St Richards, Meadlands, The German School, Grey Court, The Russell School and Tiffin Girls school. The house is also well positioned for day nurseries, local shops and bus routes.

