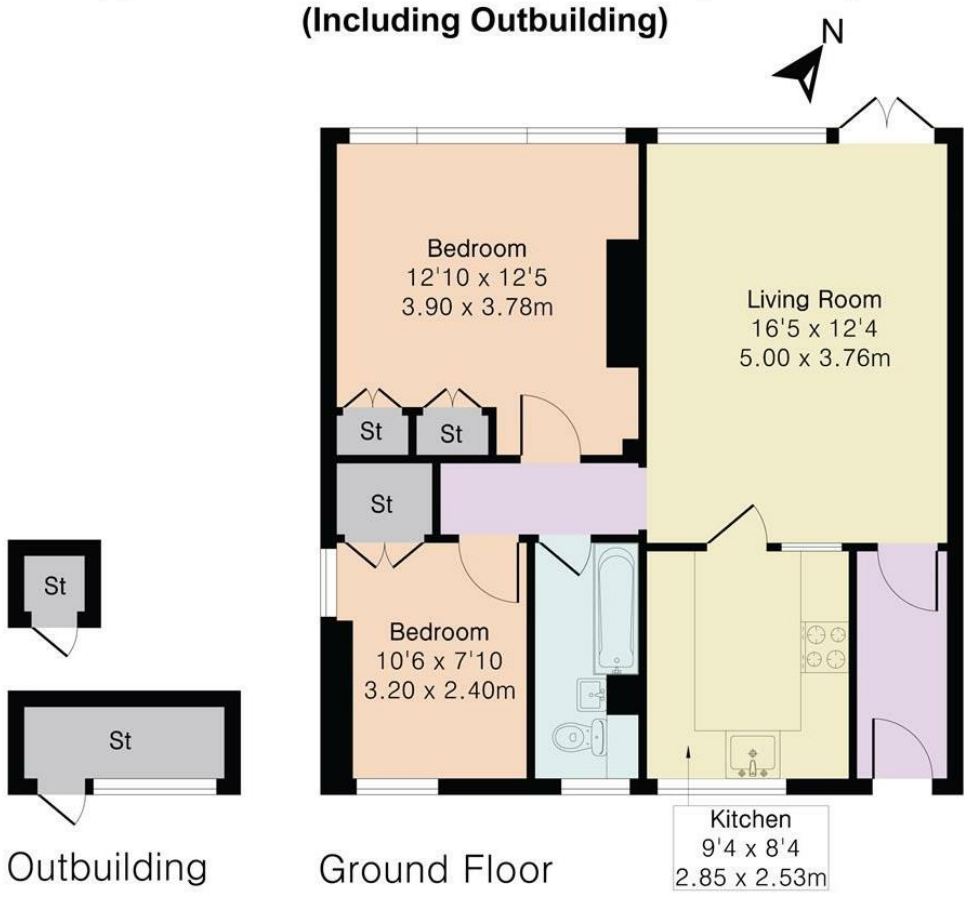
Approximate Gross Internal Area 684 sq ft - 64 sq m
(Including Outbuilding)



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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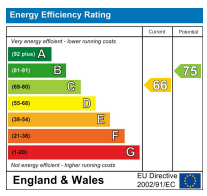
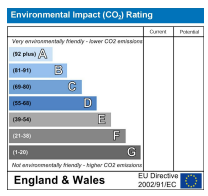
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress





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.

The Property Ombudsman
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£495,000

- Two bedroom ground floor flat
- Share of freehold with 900+ year lease
- Patio doors leading to secluded communal gardens
- Beautiful wooden floors
- Presented to high standard throughout
- Close to Ham Parade shops and bus routes
- Storage room and locker
- Ham Common and Richmond Park close by
- EPC rating D
- Council tax band D

Tenure: Leasehold - Share of Freehold

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

Description

Situated within this historic Grade II listed development, this delightful ground floor flat offers a perfect blend of comfort and convenience. Built in the 1950s, the property is presented to a high standard throughout and the large windows ensure it is filled with natural light.

Upon entering, you will find a spacious reception room that serves as an ideal space for relaxation or entertaining guests. The flat boasts two well-proportioned bedrooms, providing ample room for both rest and personal space. The bathroom is thoughtfully designed, catering to all your daily needs.

One of the standout features of this property is the patio doors that lead directly to a secluded communal garden. This outdoor space is perfect for enjoying a quiet moment or hosting gatherings with friends and family. Additionally, the flat includes an external storage room and a storage locker, offering practical solutions for keeping your belongings organised and secure.

The location is truly enviable, with Ham Common and the expansive Richmond Park both nearby. These green spaces provide a wonderful opportunity for leisurely walks, picnics, and outdoor activities, making it an ideal setting for nature lovers.

In summary, this charming flat in Parkleys presents an excellent opportunity for those seeking a comfortable and well-located home. With its high standard of presentation, outdoor space, and proximity to local parks, it is sure to appeal to a variety of buyers looking for a peaceful retreat in a vibrant community.

N.B the windows and patio doors have just been refurbished as part of the 6 year maintenance cycle included in the service charge.

Situation

Parkleys is situated within a conservation area and is a Grade II listed development designed by the post war architect Eric Lyons, famous in the 1950's for creating the first "span development " homes. The property is conveniently positioned for Ham Parade offering local shops and bus routes, and Kingston and Richmond town centres, Ham Common, the River Thames and Richmond Park are all easily accessible. The standard of schooling in the immediate area is excellent within both the private and state sector.