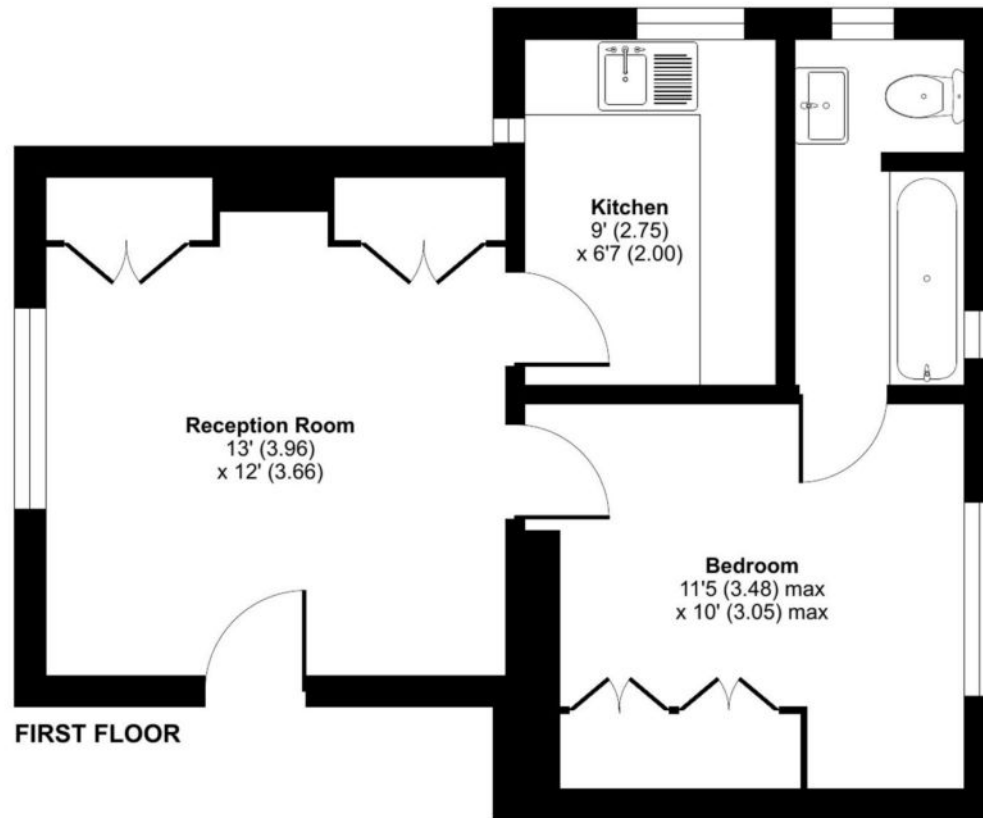




Murray Road, Richmond, TW10

Approximate Area = 384 sq ft / 35.6 sq m

For identification only - Not to scale



Murray Road, TW10

- New! Rarely available ONE BEDROOM PURPOSE BUILT FIRST FLOOR FLAT WITH ITS OWN PRIVATE REAR GARDEN.
- Lease over 100 years with only £10 pa ground rent.
- VACANT POSSESSION and NO ONWARD CHAIN!
- Bright reception room with store cupboard : Double Bedroom with inbuilt wardrobe cupboards : Ensuite bathroom.
- Double glazed windows and gas central heating system with a condensing combi boiler.
- Attractive rear garden with patio, grassed and shingled areas plus 2 timber garden sheds included and a private brick built store shed with skylight window.
- Near to the open spaces of Ham Riverside Lands, Ham House (NT), riverside walks and allotments.
- Within reach of buses and local shops including a Post Office, Swiss bakery, German Deli, pharmacies and Tesco Express.
- Near lots of recreational amenities including TYM Marina, horse paddocks, Ham & Petersham Rifle Club, Richmond & Kew Football Club and King Georges Fields with 2 cricket pitches and 4 tennis courts.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1331445

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Communal Hallway

Ground floor entrance for the 4 flats in the building and stairs up to the 1st floor landing.

1st floor Landing

1st floor landing shared with one flat opposite, double glazed window to front, store cupboards and entrance door into the flat.

Reception Room

13' 0" x 12' 0" (3.96m x 3.66m)

Double glazed front window, fireplace surround with fitted cabinet and shelving over to left side and floor to ceiling store cupboards to right side, radiator, rear doors to kitchen and bedroom.

Kitchen

9' 0" x 6' 7" (2.75m x 2.00m)

Double glazed windows to front and side, units fitted at eye and base level, worktops and white tile splashbacks, inset sink unit, space for appliances, wall mounted condensing combi boiler, radiator, trap door to loft.



Bedroom

11' 5" x 10' 0" (3.48m x 3.05m)

Double glazed window to rear, double doors to inbuilt wardrobe cupboard, picture rail, radiator.

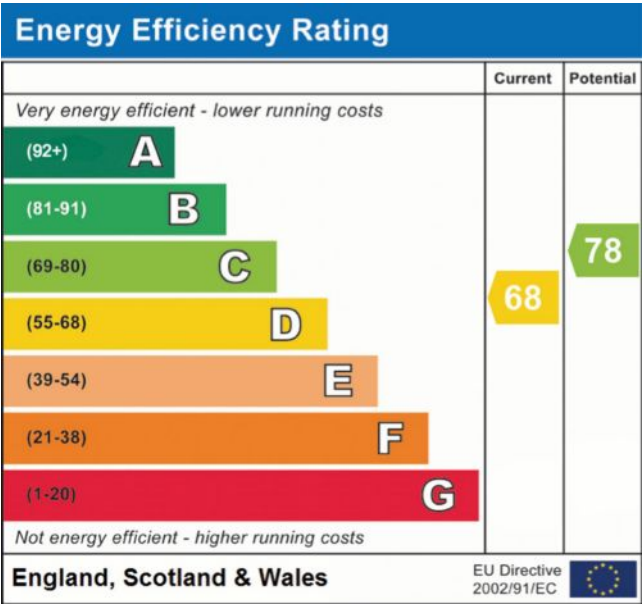
Bathroom

Panel enclosed bath with tile surround and shower mixer, radiator, frosted double glazed window, through to rear section with frosted double glazed side window, WC, wash hand basin with cabinet under.



PRIVATE REAR GARDEN

The Land Title shows the rear left garden area behind flats 41 and 45 is divided into two. The area immediately behind the ground floor flat up to and including the 1st brick built store shed belongs to the ground floor flat. The rearmost area from the 2nd brick built store shed to the rear belongs to the upper floor flat. This includes two timber garden sheds, grassed and shingled areas and a patio.





Tenure: Leasehold : 125 years from 12th May 2003

Ground Rent : £10 pa

Service Charge : The vendor informs us the service charge for 2025/26 is estimated to be circa £800.

Council Tax band: C

EPC Energy Efficiency Rating: D

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, measures, 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. We have been advised 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:** Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.

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