







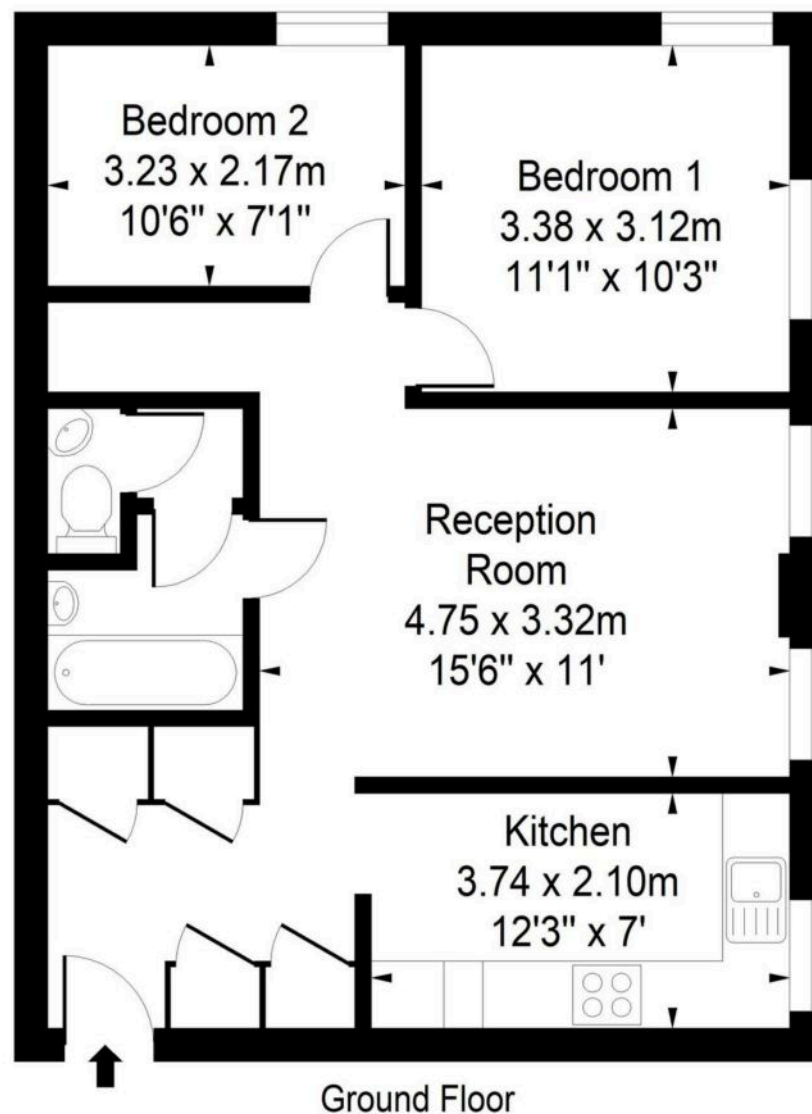
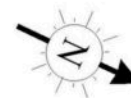
## Ham Street, Richmond, TW10

- Stylish 2 BEDROOM purpose built GROUND FLOOR FLAT + GARAGE in a prime locale near Ham Green & Grey Court School.
- Double doors into the block with entryphone system. The flat has the benefit of 4 generous store cupboards off the hall.
- Fitted kitchen units with integral SMEG oven and hob, pull out pantry cupboard, wood worktops and white brick tile splashbacks.
- Lovely bright reception room over 15' x 11'
- Separate bathroom and WC, both provided with wash hand basins, refurbished with smart contemporary fittings and white tiling.
- The apartment benefits from elegant oak flooring, double glazed windows, and a gas central heating system. EPC Band C.
- Located just off Ham Street which leads from Ham Common down to the river towpath at Ham House (NT). The flat is moments from Ham Library, Ham Village Green, a delicatessen and other local shops.
- Moments from bus services to both Richmond and Kingston centres and stations.
- Brick built GARAGE with up and over door. Additional off street parking spaces available at the front of the block.
- Long lease over 900 years. Ready for a quick sale with no onward chain!

# Ham Street

Approx. Gross Internal Area

59 Sq M - 630 Sq Ft



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. not to scale  
floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)



### MAIN ENTRANCE HALL

Double doors with entryphone system into a shared hallway with the door to the flat on the right hand side.

### HALL

Doors to 4 floor to ceiling store cupboards, oak flooring, radiator.

### KITCHEN/BREAKFAST ROOM

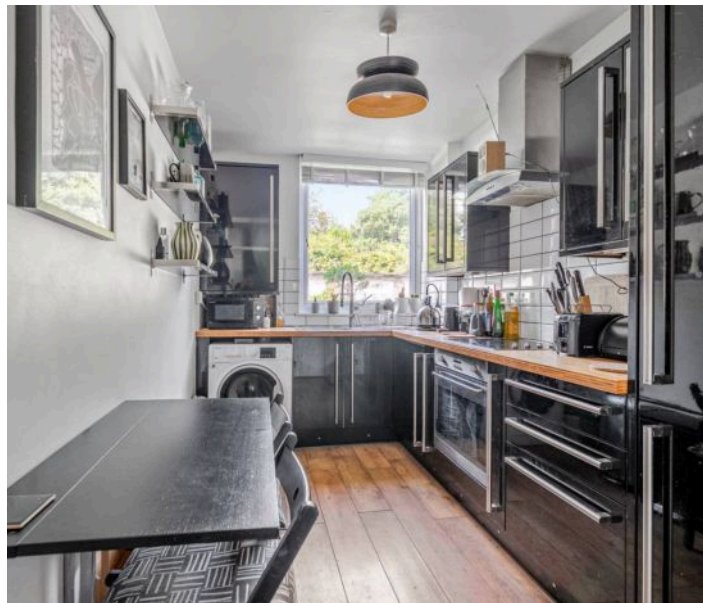
12' 2" x 6' 11" (3.70m x 2.10m)

Units at eye and base level, inset low level lights, wood worktops, white brick tile splashbacks, inset sink unit, fitted drop down breakfast table with space for chairs, pull out pantry cupboard, pull out spice racking, inset Smeg hob with fitted chimney hood over, inbuilt Smeg oven, double glazed window, spaces for washing machine and fridge/freezer, cupboard concealing wall mounted boiler, wood plank floor.

### LOUNGE

15' 7" x 10' 10" (4.74m x 3.30m)

Oak flooring, two double glazed windows to front, two radiators, TV wall point.





**INNER LOBBY**

Doors to bedrooms, bathroom and cloakroom.

**BEDROOM 1**

11' 2" x 10' 2" (3.40m x 3.10m)

Double aspect room with double glazed windows to front and side aspects, oak flooring, radiator.

**BEDROOM 2**

10' 7" x 7' 3" (3.23m x 2.20m)

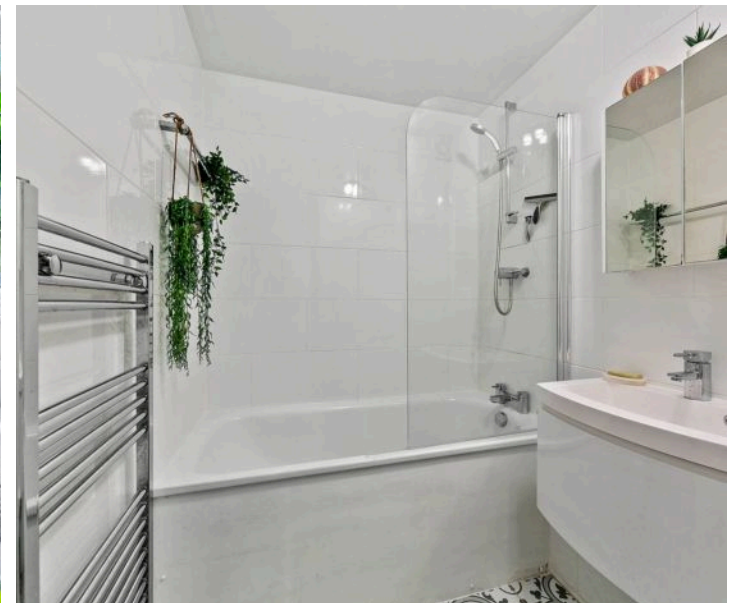
Double glazed window to side aspect, oak flooring, radiator.

**BATHROOM**

White tiled walls, tiled floor, panel enclosed bath with shower and shower screen, contemporary wash hand basin with pull out cabinet below, heated towel rail.

**SEPARATE CLOAKROOM**

WC, wash hand basin, extractor, tiled floor and part tiled walls.










# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Ham Street, TW10

Council Tax band: D

EPC Energy Efficiency Rating: C

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