

Weeks House

- ONE BEDROOM GROUND FLOOR APARTMENT with PRIVATE FRONT ENTRANCE, SMALL FRONT PATIO & REAR DOOR DIRECTLY OUT TO A COMMUNAL LAWNED AREA.
- RECENTLY EXTENDED LEASE of 215 years from 8th Aug 1988. NO GROUND RENT!
- Bright Lounge/Kitchen/ Dining Room with fitted hob, oven, fridge and freezer.
- Bedroom with sliding mirrored doors to inbuilt wardrobe cupboard.
- EPC RATING BAND C (score 74) : Gas central heating system with combi boiler : Double glazing.
- The Title Plan includes a store locker to the left rear of the block.
- Just moments from the lovely open spaces of Ham Riverside Lands and the path to the pedestrian and cycle bridge over the river at Teddington Lock.
- NO ONWARD CHAIN.

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
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LOUNGE/KITCHEN/DINER

15' 7" x 15' 0" (4.75m x 4.58m)

2 vertical radiators, wood floor, double glazed windows and doors out to communal gardens, fitted shelving, fitted kitchen units with worktops and splashbacks, inset sink, inbuilt oven, hob and hood over, inbuilt fridge freezer, integral dishwasher.

Bedroom

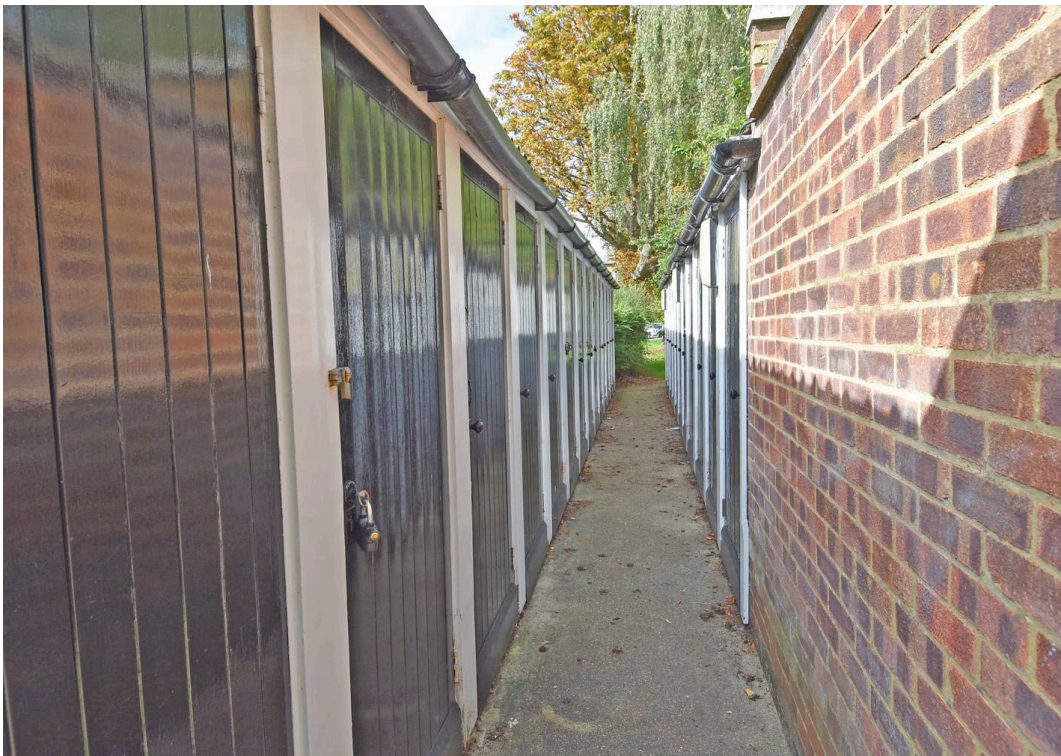
10' 9" x 6' 4" (3.28m x 1.92m)

Double glazed window to front, sliding mirrored doors to inbuilt wardrobe cupboard with hanging and shelving.

Bathroom

Sliding doors to walk in shower enclosure, part tiled walls, tiled floor, wash hand basin, WC, double glazed frosted window, cupboard concealing combi boiler.







Weeks House, Hardwicke Rd, Ham, TW10

Council Tax Band: B

Tenure: Leasehold : 215 Years From 8th Jan 1988

EPC Energy Efficiency Rating: C

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. 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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