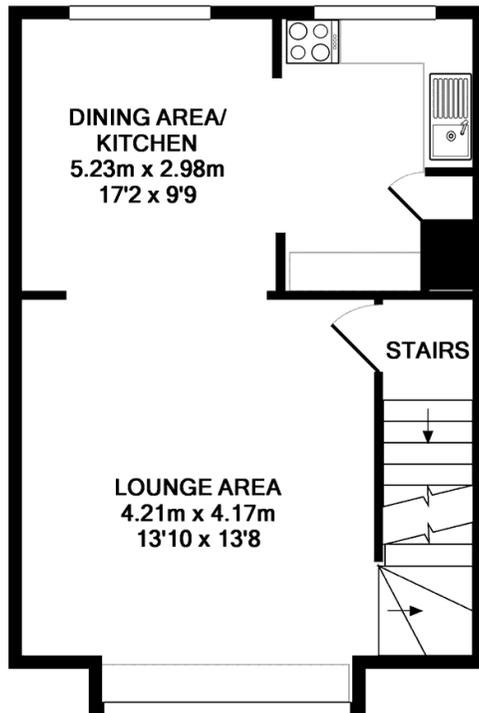


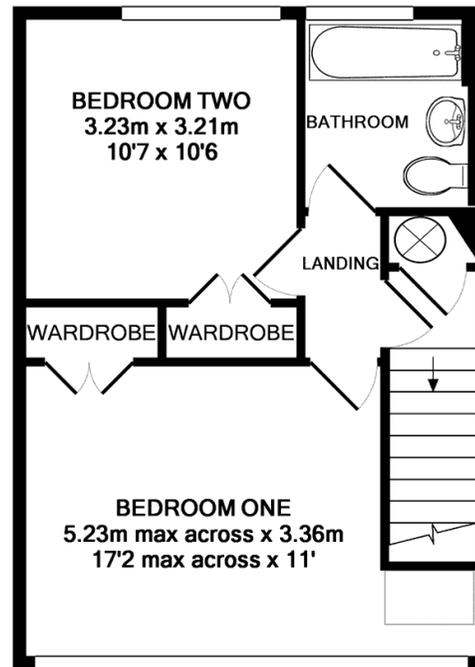
GROUND FLOOR
APPROX. FLOOR
AREA 5.2 SQ.M.
(56 SQ.FT.)

TOTAL APPROX. FLOOR AREA 81.3 SQ.M. (876 SQ.FT.)

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
Made with Metropix ©2011



1ST FLOOR
APPROX. FLOOR
AREA 38.8 SQ.M.
(417 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 37.4 SQ.M.
(403 SQ.FT.)

Watermill Close

Ham, Richmond, TW10

- 2 double bedroom duplex maisonette with its own private ground floor entrance and stairs up to generous accommodation over the top two floors.
- NEW LEASE of 125 YEARS FROM JULY 2025!
- Offered with the benefit of NO ONWARD CHAIN !
- Bright 1st floor living space divided into a front lounge area with box bay and bench seat, with an arch through to a kitchen/diner over 17 ft across.
- Top floor of two double bedrooms each with inbuilt wardrobe cupboards plus bathroom with white suite.
- The rear bedroom has lovely views across gardens and playing fields towards horizon views of Star and Garter on Richmond Hill and Pembroke Lodge in Richmond Park.
- Double glazed throughout : useful storage loft.
- Located in a quiet residential crescent but convenient for nearby buses, schools and local shops including a Post Office, Tesco Express, Swiss bakery and pharmacy.
- Within reach of sought after Grey Court School.
- Near the lovely open spaces of Ham Riverside Lands.

Ground Floor Entrance Lobby

Carolina style uPVC entrance door and front window into ground floor lobby with store/meter cupboards, shelf over exterior recycling cupboard and stairs up to 1st floor living space.

Lounge

13' 8" x 13' 6" (4.16m x 4.12m)

Box bay to front with interior bench seat, electric heater, arch through to dining area.

Kitchen/Diner

17' 4" x 9' 11" (5.28m x 3.01m)

Dining area with rear window and electric heater, arch through to kitchen with fitted units at eye and base level, worktops and splashbacks, laminate floor, inset sink unit, spaces for appliances, window to rear.



2nd Floor Landing

Stairs from the lounge up to the 2nd floor landing with door into an airing cupboard housing the hot water cylinder and door through into an inner landing with trap door to loft.

Front Bedroom

17' 4" x 11' 0" (5.28m x 3.36m)

Room width windows across the front, electric heater, double doors to inbuilt wardrobe cupboard.

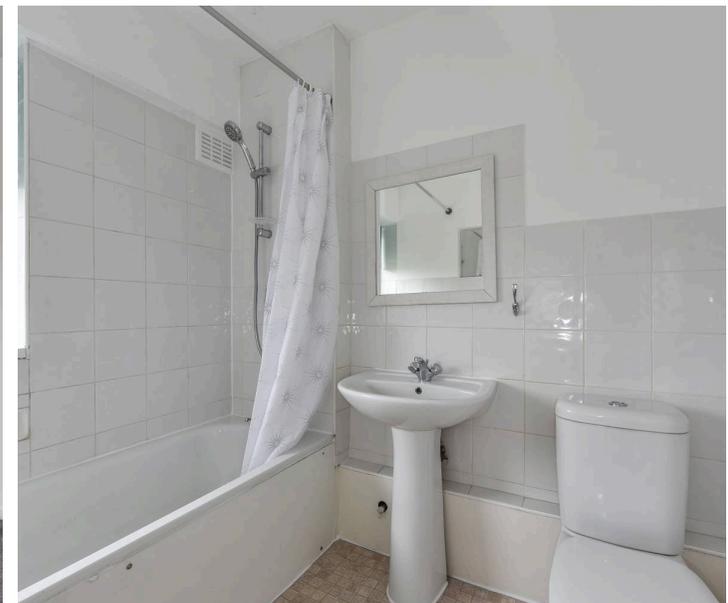
Rear Bedroom

10' 7" x 10' 6" (3.23m x 3.21m)

Rear window with horizon views towards Richmond Park, double doors to inbuilt wardrobe cupboard in addition to room dimensions.

Bathroom

White suite comprising WC, pedestal wash hand basin and panel enclosed bath with shower mixer, rail and curtain, frosted window.







Watermill Close, Ham, Richmond

Council Tax band: D (London Borough Richmond Upon Thames)

Tenure: Leasehold - NEW LEASE of 125 YEARS FROM JULY 2025

EPC Energy Efficiency Rating: D

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