



Stylish 2 bedroom ground floor maisonette with its own private SW garden, lease over 900 years, spacious kitchen diner with premium appliances, and no onward chain.

Council Tax band: D

Tenure: Lease over 900 years

EPC Energy Efficiency Rating: D

- Smartly presented 2 bedroom ground floor purpose built maisonette in a quiet close directly off Ham Common.
- French doors out to a private South Westerly facing rear garden.
- Ready for a quick sale with vacant possession and no onward chain.
- Low outgoings and long lease over 900 years.
- Spacious and bright double aspect kitchen/ with tiled floor, and fitted units with granite tops.
- AEG double ovens, separate microwave, coffee maker, induction hob and integral dishwasher.
- Lounge over 18 ft with stone fireplace : Refurbished tiled bathroom.
- Within reach of sought after Grey Court School.
- Close to bus services to Richmond and Kingston.
- Moments from Ham Gate Avenue leading to Ham Gate into Richmond Park.

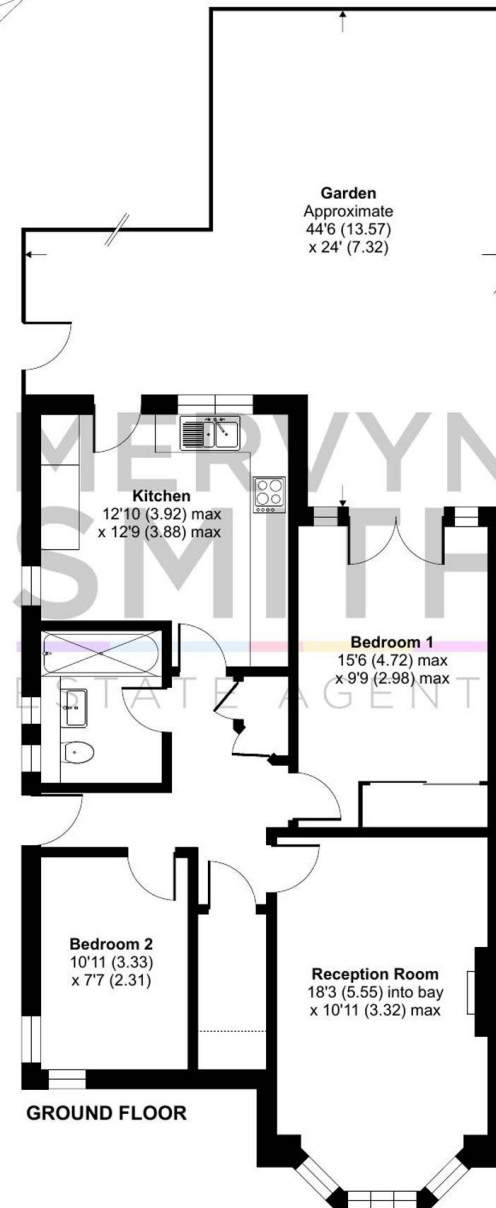
Bishops Close, Richmond, TW10

Approximate Area = 763 sq ft / 70.8 sq m

Limited Use Area(s) = 9 sq ft / 0.8 sq m

Total = 772 sq ft / 71.6 sq m

For identification only - Not to scale





Hall

UPVC double glazed entrance door, wood laminate flooring, radiator, door to shelved store/meter cupboard, door to cloaks cupboard with hanging rail and door to deep understair store cupboard with shelf and coat rack.

Reception Room

Double glazed bay window to front, feature fireplace with inset cobble flame effect gas fire (not tested), stone mantelpiece and slate hearth, contemporary style radiator, coving.

Kitchen/Diner

Tiled floor, space for table and chairs, fitted units at eye and base level with granite worktops and upstands. inset one and a half bowl sink with drainer grooves, inbuilt AEG double ovens, inset AEG induction hob, inbuilt AEG microwave, inbuilt coffee maker, wine cooler, integral dishwasher, space and plumbing for washing machine, vertical radiator, spotlights, cupboard housing Worcester Greenstar condensing boiler, double glazed windows to side and to rear, double glazed rear door out to garden.



Bedroom 1 (rear)

Double glazed French doors out to garden with double glazed windows to each side, coving, radiator, mirrored doors to fitted wardrobe cupboards with lighting over.

Bedroom 2

Double aspect room with double glazed windows to front and side, wood laminate floor, contemporary style radiator, coving.

Bathroom

Tiled walls and floor, two heated towel rails, two frosted double glazed windows, spotlights, WC, wash hand basin in long vanity shelf with cabinets under, tile panel enclosed bath with shower and screen over.



Garden

Mostly paved, brick planter with roses, rear planter and borders, outside tap, side gate.







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