

THE MODERN HOUSE



*London TW10
Sold*

Langham House Close II

A ground-floor apartment in this celebrated 1950s development adjacent to Ham Common in the borough of Richmond-upon-Thames. Recently described by the Twentieth Century Society as “a benchmark against which other apartment blocks can be measured”, Langham House Close has recently been given Grade II* listed status in recognition of the exceptional design of the architects Stirling and Gowan and the manner in which the buildings have been maintained. The estate consists of the Georgian Langham House, once home of Admiral of the Fleet Lord Fisher, and three apartment blocks, set in attractive gardens.

This apartment is in one of the garden blocks on the ground floor and has two double bedrooms. The apartment is in good order throughout but would benefit from some refurbishment work. As can be expected from an apartment in Langham House Close, there are many fine interior details including a brick fireplace with pre-cast concrete mantelpieces and corbels.

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Langham House Close is a short private road (with its own car park) in a peaceful location just metres from the green expanse of Ham Common. Nearby facilities include the River Thames and Richmond Park. Good local shopping is available on Ham Parade, within a couple of hundred yards, and the major shopping centres of Richmond and Kingston are easily accessible by public transport. Petersham is also nearby. There are four pubs in Ham, as well as three restaurants. Two bus routes between Richmond and Kingston, the 65 and 371, serve the area. Frequent rail services to London Waterloo are available from Richmond (Zone 4) and Kingston (Zone 6).

There is a service charge for all apartments on Langham House Close of £150 per month (this covers maintenance and insurance of the buildings and grounds). All of the apartments are owner-occupied and cannot be let out for more than six months. The flats have a long lease of 999 years from 1958 with the freehold being held in common by the residents.



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.