

THE MODERN HOUSE



*London TW10
Sold*

Langham House Close VI

A wonderful two-bedroom apartment in a great position on the sought-after Langham House Close. This development on Ham Common was recently described by the Twentieth Century Society as “a benchmark against which all other apartment blocks can be measured.” English Heritage has given the group of apartments Grade II*-listed status (extremely rare for a post-war property) in recognition not only of the exceptional design by the architects Stirling & Gowan but also the manner in which the buildings have been maintained since their construction in 1957-58.

The Tour

This ground floor apartment is in one of the so-called “garden pavilion” blocks and comprises two bedrooms, a bathroom, kitchen/breakfast room, living/dining room and off-street parking. It displays many of its finest original features including floating internal walls and an impressive fireplace with an exposed concrete mantelpiece. The apartment has recently been sympathetically refurbished, in strict accordance with its Grade II*-listed status.

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Sold

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The open-plan apartment is brilliantly light, with views from all the rooms of the mature communal gardens that surround the building. The communal hallways to the pavilion blocks are of particular architectural interest, featuring fine pre-cast shuttered concrete, beautifully curved steel handrails and elevated walkways.

The Area

Langham House Close is a short no-through road in a peaceful location just metres from the green expanse of Ham Common. Nearby attractions include the River Thames, Teddington Lock and Richmond Park. Excellent 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 and the wonderful Petersham Nurseries are nearby, as well as several pubs and restaurants.

Schooling in the area is renowned for its quality, Grey Court School, (Ofsted rated outstanding) is a seven minute walk away. Sports facilities are also numerous and of a very high quality, with Kingston Riverside Tennis Club, Sudbrook Park Golf Club and The Hawker Centre all in the immediate vicinity.

Two bus routes between Richmond and Kingston, the 65 and 371, serve the area. Richmond is well-connected with frequent trains to London Waterloo (a journey time of around 20 minutes) and the District Line (Zone 4).

All of the apartments are owner-occupied and cannot be let out for more than six months per year.

Tenure: Leasehold with Share of Freehold Lease length: Approx. 937 years (999 years from 25th March 1957)
Service Charge: Approx. £185 per month (this covers all maintenance, gardening and buildings insurance)

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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”.