

THE MODERN HOUSE



*London TW10
Sold*

Langham House Close IV

A wonderful two-bedroom apartment in a great position on the sought-after Langham House Close, a development on Ham Common recently described by the 20th 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.

This first 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. This particular property has been carefully decorated and displays many of the finest original features including floating internal walls and an impressive fireplace with an exposed concrete mantelpiece.

THE MODERN HOUSE



Langham House Close IV

The apartment is exceptionally light and open plan in character with fine 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, beautiful curved steel handrails and elevated walkways.

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 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. Richmond is well connected with frequent trains to London Waterloo, journey time 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. 939 years (999 years from 25th March 1957)

Service Charge: Approx. £2,220 per annum or £185 per month (this covers all maintenance, gardening and buildings insurance)



*London
Sold*

THE MODERN HOUSE



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”.