

THE MODERN HOUSE



*London TW10
Sold*

Langham House Close I

A very rare three-bedroom apartment with a balcony in 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 apartment is in the main block on the second floor and comprises three bedrooms, a bathroom, kitchen, living / dining room and a balcony. This particular property has been meticulously maintained by the current owners and displays many of the finest original features including exposed brick walls with recessed pointing, tiled window sills and original, refurbished kitchen units.

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The apartment is exceptionally light and there are fine views from the main bedroom of the communal gardens that lie to the rear of the building. The communal areas of the blocks are particularly impressive, featuring fine precast concrete, beautiful handrails and wide walkways.

Langham House Close is a short no-through road (with its own car park) 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 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 £185 per month (this covers all maintenance, gardening and buildings insurance). All of the apartments are owner-occupied and cannot be let out for more than six months per year.

The vendors are also selling a garage at Langham House Close, available by separate negotiation.

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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”.