

HAM COMMON RICHMOND-UPON-THAMES



£525,000 * Share of Freehold

LANGHAM HOUSE CLOSE, HAM COMMON, RICHMOND, SURREY, TW10 7JE.



A 2 BEDROOM GROUND FLOOR APARTMENT in an iconic Grade 2 Star Listed mid century classic at the side of picturesque Ham Common.

The architects were Stirling & Gowan with Sir James Stirling being a standout architect of 20th century modernism and commemorated annually in the Stirling Prize for Architecture.

Rear private balcony overlooking the lovely walled gardens.

Vacant and chain free! : Lease over 900 years plus a share of freehold.

20 ft double aspect lounge/dining room with signature mellow stock brick chimney stack and fireplace with its period design concrete mantel and corbel.

Fitted kitchen with integral hob, hood, oven and fridge freezer and servery to the lounge/diner.

Inbuilt wardrobe cupboards to both bedrooms : Tiled bathroom with shower over the bath. .

Idyllic location by beautiful Ham Common with its traditional pub, village pond and cricket pitch.

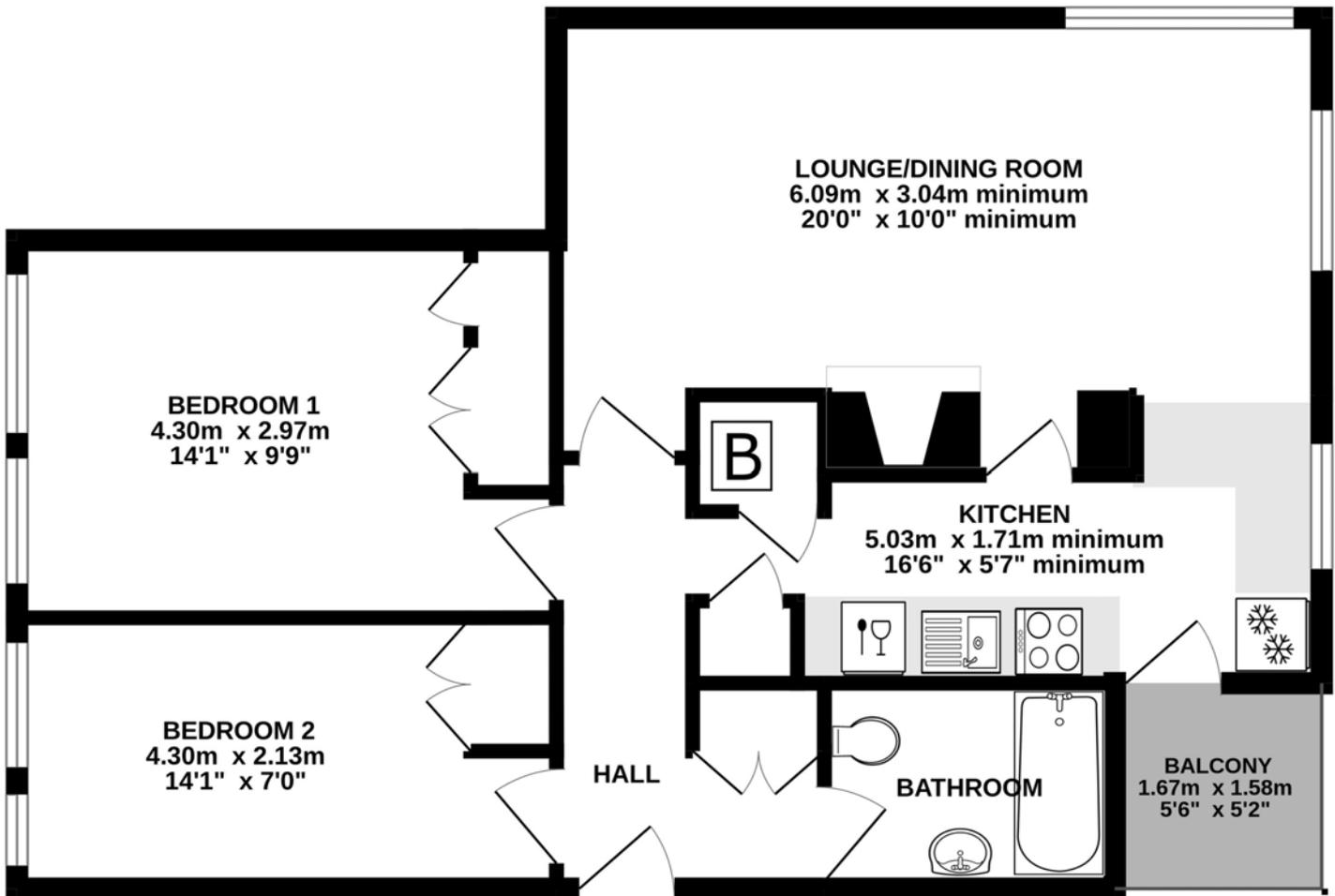


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GROUND FLOOR
61.4 sq.m. (661 sq.ft.) approx.



TOTAL FLOOR AREA: 61.4 sq.m. (661 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Langham House Close was designed in 1955 and built between 1957/58 by James Stirling & James Gowan. It is often referred to in architectural literature as their "Ham Common Flats" and considered to be influenced by Le Corbusier's *Maisons Jaoul (1954-56)* sharing many of the external ornamental features such as the concrete 'gargoyles' and spouts. Unlike other Modernist projects of the period, the Ham Common flats were privately funded and not social housing.

This was Stirling's first major work prior to designing the Engineering Building at Leicester University in 1963 which established his reputation. Later celebrated works include the History Library at Cambridge, the Performing Arts Centre at Cornell University, the Clore Gallery at Tate Britain, the Sackler Museum at Harvard, the Braun Factory in Germany, and perhaps his masterpiece the Neue Staatsgalerie in Stuttgart. His design for the distinctive ship like building at No. 1 Poultry in the City was completed after his death.

ENTRANCE PORCH: With double doors to

COMMUNAL ENTRANCE HALL:

Stock brick walls and entrance door to the flat. An allocated cupboard is located in the ground floor communal store room.

L' SHAPED ENTRANCE HALL:

Entryphone handset, double louvre doors to storage cupboard. Glazed door into

LOUNGE/DINING ROOM: Abt 20 ft x 10 ft minimum (6.09m x 3.04m minimum)

Double aspect room with windows to rear and side overlooking the gardens, flame effect electric fire fronting fireplace inset in stock brick chimney with concrete mantel and corbel, squint through to the kitchen, electric radiator, wall lights, servery to kitchen.



KITCHEN: Abt 16 ft 6 x 5 ft 7 minimum (5.03m x 1.71m minimum)

Tiled floor, units fitted at eye and base level with worktops and tile splashbacks, inset one and half bowl sink unit, inset hob, hood over, inbuilt oven, fridge freezer, space for dishwasher, door to inbuilt store/utility cupboard, door to boiler cupboard, electric radiator, window to gardens, glazed door through and servery open to lounge/dining room, door to balcony.

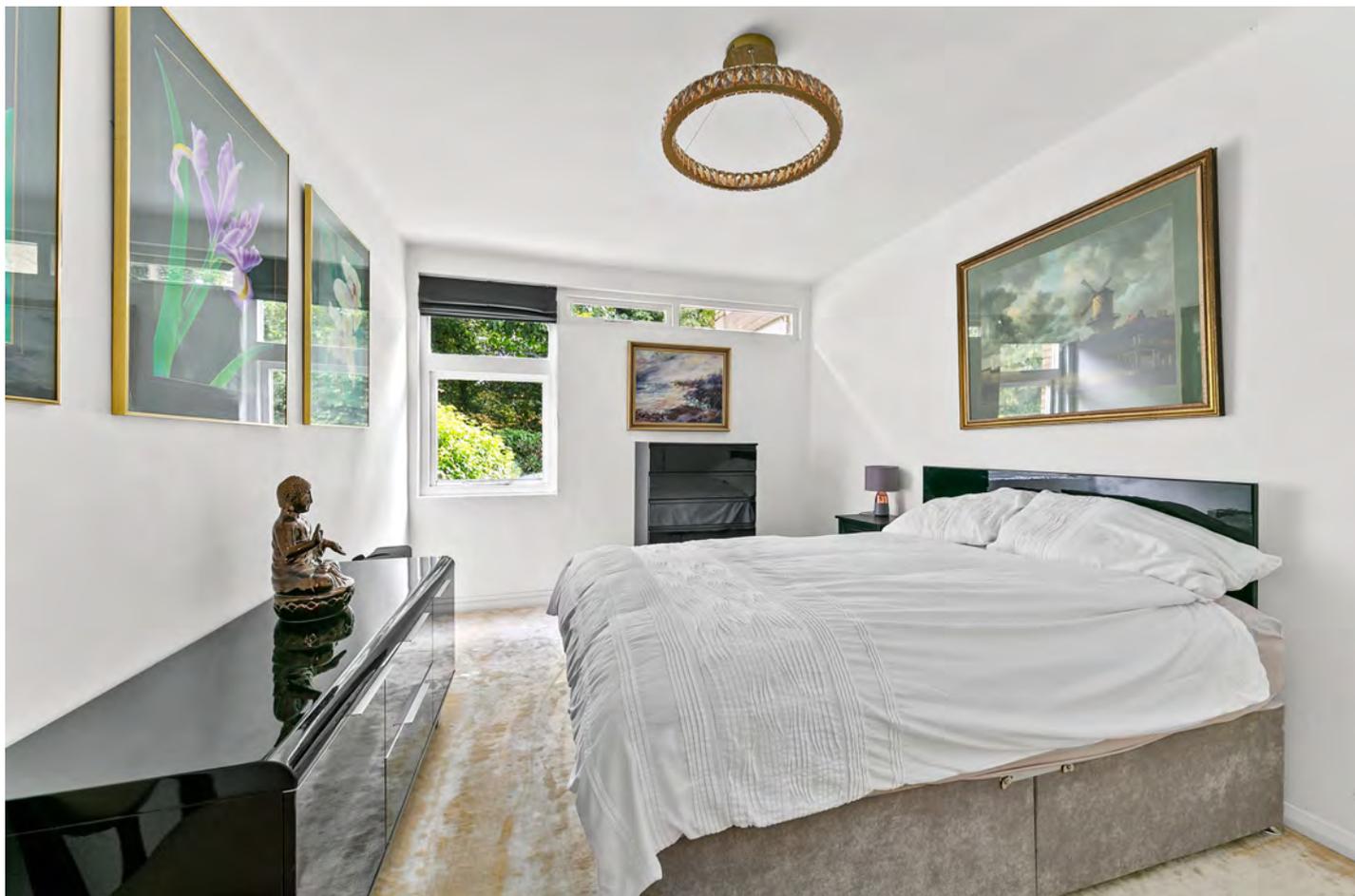


Glazed door off the kitchen to rear private
BALCONY: Abt 5 ft 11 x 5 ft 1 (1.80m x 1.56m)
Tiled floor, views over walled gardens.



BEDROOM ONE: Abt 14 ft 1 x 10 ft 5 max (4.28m x 3.18m max)

Window and fanlights to front, doors to fitted wardrobe cupboards electric radiator.



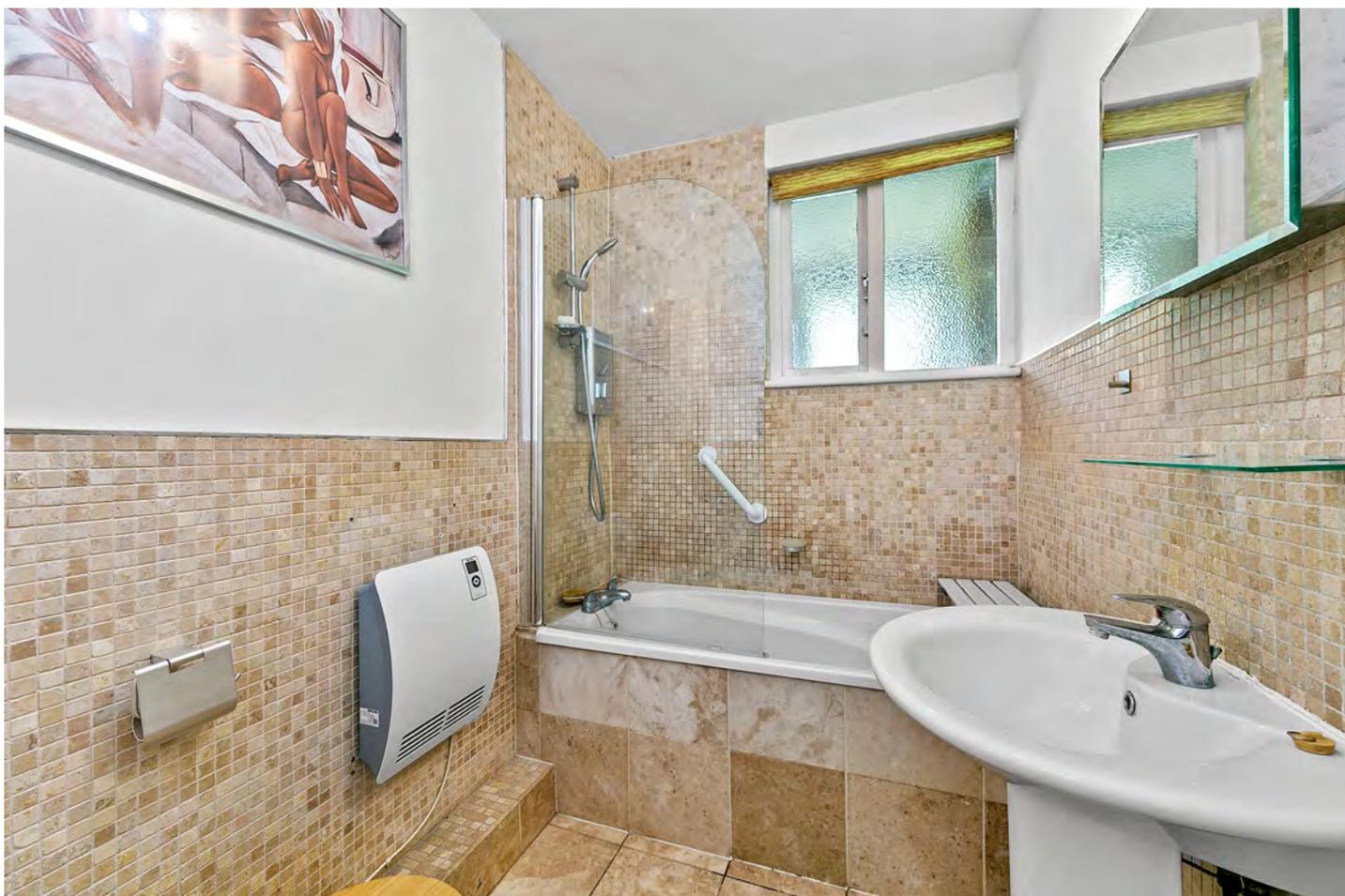
BEDROOM TWO: Abt 14 ft x 7 ft 1 (4.27m x 2.15m)

Windows to front aspect, double doors to inbuilt wardrobe cupboard.



BATHROOM:

Mosaic part tiled walls, pedestal wash hand basin, WC, panel enclosed bath with shower over and screen, frosted casement window, electric heater, heated towel rail, tiled floor.



OUTSIDE:

Shared gardens to the rear of the block.



Just 50m from the entrance to the block, Langham House Close leads directly onto the open spaces of Ham Common with its traditional village pub, pond and cricket pitch. The avenue of lime trees crossing the Common leads to the pathway to Ham House (NT) and the river. Crossing the Common over to Ham Gate Avenue leads up to Ham Gate into Richmond Park.



TENURE: Share of freehold with a lease of 999 years from 1958.

MAINTENANCE CHARGE : £185.00 pcm.

COUNCIL TAX: Band D (London Borough of Richmond Upon Thames)

Ref: 2551

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