

OFF HAM COMMON

£550,000

SHARE OF FREEHOLD

MERVYN
SMITH
ESTATE AGENTS

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



A TWO BEDROOM UPPER FLOOR MID CENTURY APARTMENT in one of the 'Garden Pavilions' at this prestigious GRADE II STAR LISTED development and enjoying a particularly choice position with views down the Close to picturesque Ham Common.

Built in 1958 in the former grounds of a large Georgian house on the Common, it has special significance in post war British architecture as the first mature work of Sir James Stirling, now commemorated annually in the Stirling Prize for Architecture. The starred distinction on its English Heritage listing applies only to '*particularly important buildings.*'

Authentic layout with the lounge and kitchen/diner arrayed around a signature central chimney stack in mellow vernacular brick with a tiled hearth, open fireplace, distinctive concrete mantel and corbel and a squint between the lounge and kitchen/diner.

Gas central heating/hot water system with a Vaillant ecoFIT Pure condensing combi boiler.

Smartly refurbished bathroom.

Bright double aspect kitchen /diner including a Rangemaster range cooker.

Lovely location to the side of the Common with its traditional Village pond, pub and cricket square.

Walking across the Common leads on to Ham Gate into Richmond Park.

The property is also close to sought after Ofsted Outstanding Grey Court School.

LONG LEASE OVER 900 YEARS plus a SHARE OF THE FREEHOLD.

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Langham House Close was designed in 1955 and built between 1957/58 by James Stirling & James Gowan and is usually referred to in architectural literature as their “Ham Common Flats.”

Considered to be influenced by Le Corbusier's *Maisons Jaoul* (1954-56) and sharing many external ornamental features such as the concrete ‘gargoyles’ and spouts. Unlike other modernist projects of the era the Ham Common flats were privately funded and not social housing.

This was their first major work prior to designing the Engineering Building at Leicester University in 1963 which established Stirling's reputation. After this his partnership with Gowan ended. Later celebrated works include the Cambridge History Library, the Performing Arts Centre at Cornell University, the Clore Gallery at Tate Britain, the Sackler Museum at Harvard, the Braun Factory in Germany, and his masterpiece Neue Staatsgalerie in Stuttgart.

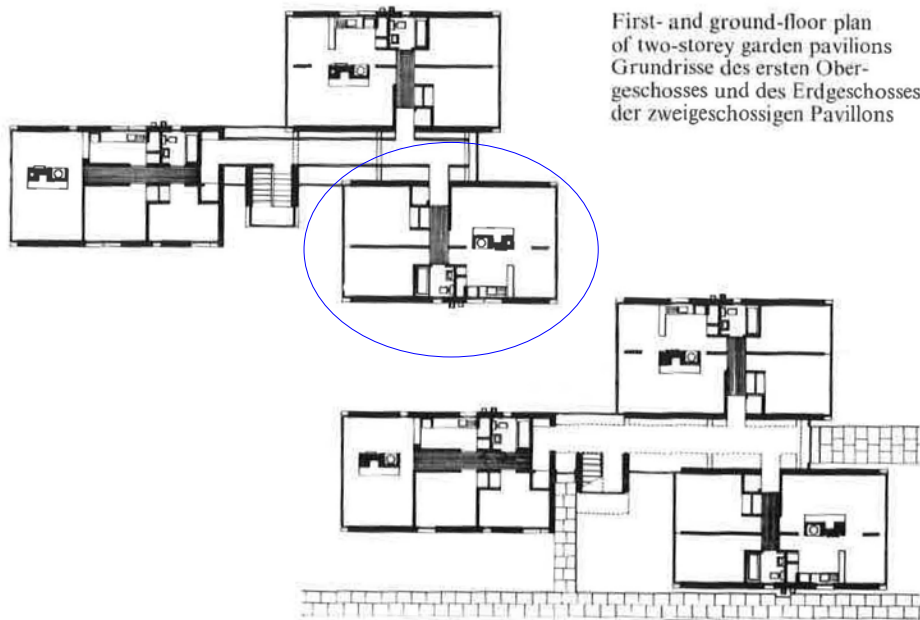
His design for the distinctive ship like building at No. 1 Poultry in the City was completed after his death.

Sir James Stirling

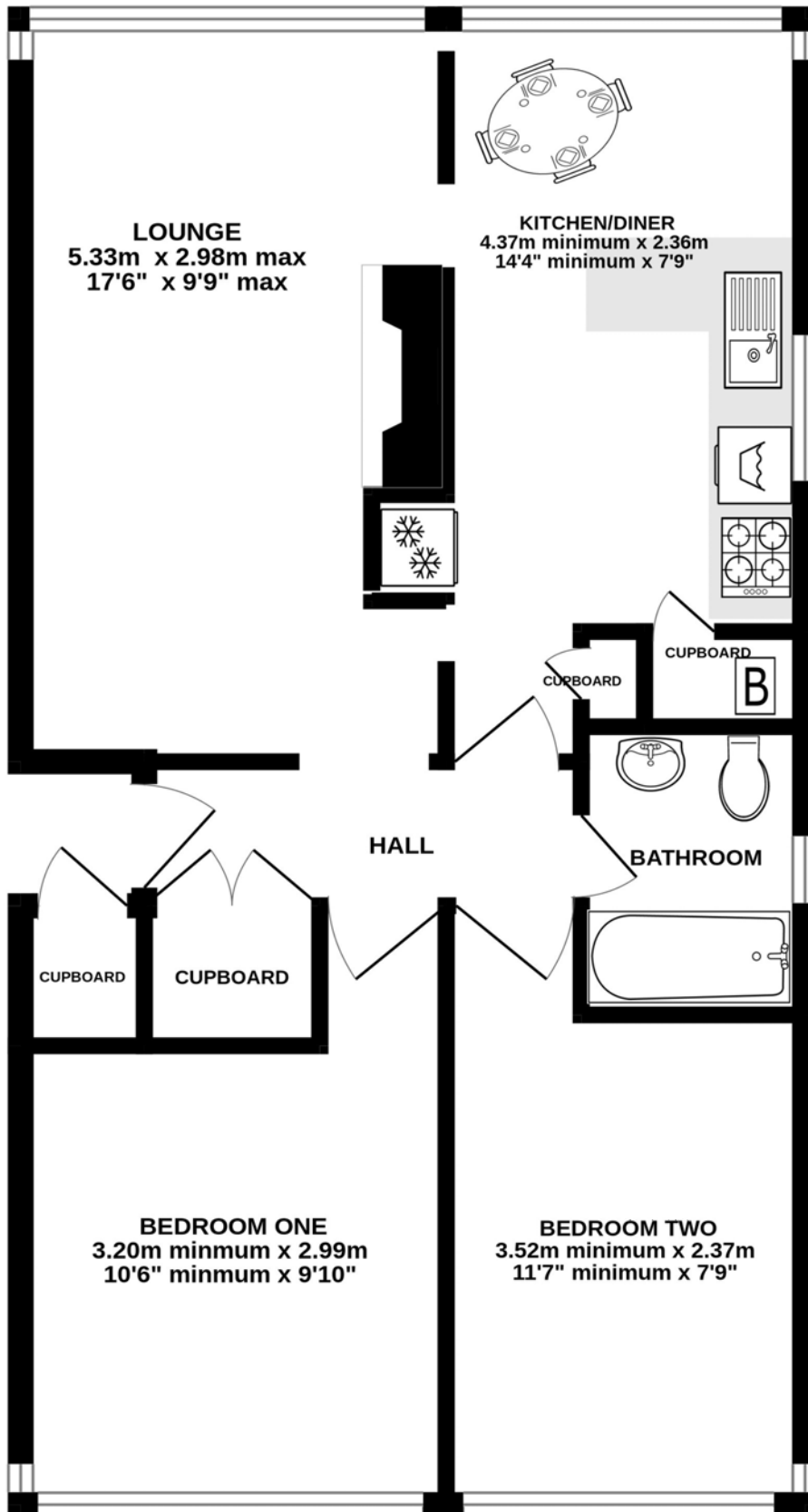
Born Glasgow (in either 1924 or 1926 according to different sources) but brought up in Liverpool and educated at Quarry Bank High School like a certain John Lennon. Studied architecture at the University of Liverpool. Died in 1992, sadly just days after receiving his knighthood.

4 years later the Stirling Prize was inaugurated by RIBA (Royal Institute of British Architects) and has been awarded annually since to "*the architects of the building that has made the greatest contribution to the evolution of architecture in the past year*". It is the UK's most prestigious award in the field.

For further reading see *James Stirling Buildings and Projects 1950-1974* (Thames & Hudson 1996) including this original section drawing of the garden pavilion with the subject flat ringed.



1ST FLOOR
57.0 sq.m. (614 sq.ft.) approx.



TOTAL FLOOR AREA : 57.0 sq.m. (614 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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ENTRANCE :

With double doors into shared hallway with tiled floor, windows to gardens, exposed vernacular stock brick walls, stairs to 1st floor galleried landing. Entrance door to right side into flat and door to private exterior store cupboard.

HALL:

Double doors to cloaks/store cupboard.

LOUNGE: Abt 17 ft 6 x 9 ft 9 (5.33m x 2.98m)

Floor to ceiling windows, wall light, open working fireplace set within central brick chimney stack with concrete mantelshelf and corbel, tiled hearth and squint through to kitchen/diner.



KITCHEN/DINER: Abt 14 ft 4 minimum x 7 ft 9 (4.37m minimum x 2.36m)

Bright double aspect area with floor to ceiling windows looking down the Close towards Ham Common and additional window and fanlight windows to side. Space for dining table and chairs, divided from the main kitchen area by a peninsular servery/worktop and eye level cupboards over. Additional kitchen units and worktops with white brick tile splashbacks, inset ceramic sink unit, space for washing machine and recess for fridge freezer. 'Rangemaster' range cooker with gas hob and chimney style hood over. Radiator, door to meter cupboard, door to pantry/store cupboard also housing a Vaillant ecoFIT Pure condensing combi boiler.



BEDROOM ONE: Abt 10 ft 6 minimum x 9 ft 10 (3.20m minimum x 2.99m)

Window to rear garden aspect, radiator.



BEDROOM TWO: Abt 11 ft 7 minimum x 7 ft 9 (3.52m minimum x 2.37m)

Window to rear garden aspect, radiator.



BATHROOM:

Panel enclosed bath with folding shower screen and shower over, wash hand basin with wall mirror over, WC, part tile walls, heated towel rail, side window.



OUTSIDE:

Communal grassed areas and planted borders.



Langham House Close is immediately off the open spaces of Ham Common with its traditional village pub, pond and cricket pitch with regular Ham & Petersham Cricket Club games over the summer. 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 : £210. 00 pcm.

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

These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract. All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture. None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition. We have been advised by the vendor regarding the outgoing but we have not inspected any accounts and we do not know their terms and conditions. Prospective buyers and their legal advisers will have to establish the exact rights and obligations prior to any legal commitment to purchase.

DISCLAIMER: Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.

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