







## Langham House Close

Richmond, Richmond

Prestige MID CENTURY CLASSIC! 2 Bed Grd Fl James Stirling flat, Grade 2 Star. VACANT/NO CHAIN. Rear balcony. 900+yrs lease/share f/hold. 20ft receptn, signature fireplace. Idyllic Ham Common setting. Council Tax band: D

Tenure: Share of Freehold

- MID CENTURY CLASSIC! Authentic sought after 2 BEDROOM GROUND FLOOR APARTMENT in iconic James Stirling development. 20 ft lounge/diner, rear balcony patio overlooking lovely gardens.
- Ready for a speedy sale - VACANT and NO ONWARD CHAIN!
- Subject to Reserve Price
- Sold by Modern Auction (T&Cs Apply)
- Buyers Fees Apply
- Modern Method of Auction
- Idyllic location at beautiful Ham Common with its traditional pub, village pond and cricket pitch.
- Rear private balcony overlooking the secluded walled gardens.



## ENTRANCE HALL

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

## LOUNGE/DINING ROOM

20' 0" x 10' 0" (6.09m x 3.04m)

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

16' 6" x 5' 7" (5.03m x 1.71m)

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.

## BALCONY

5' 11" x 5' 1" (1.80m x 1.56m)

Tiled floor, views over walled gardens.

## BEDROOM 1

14' 1" x 10' 5" (4.28m x 3.18m)

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

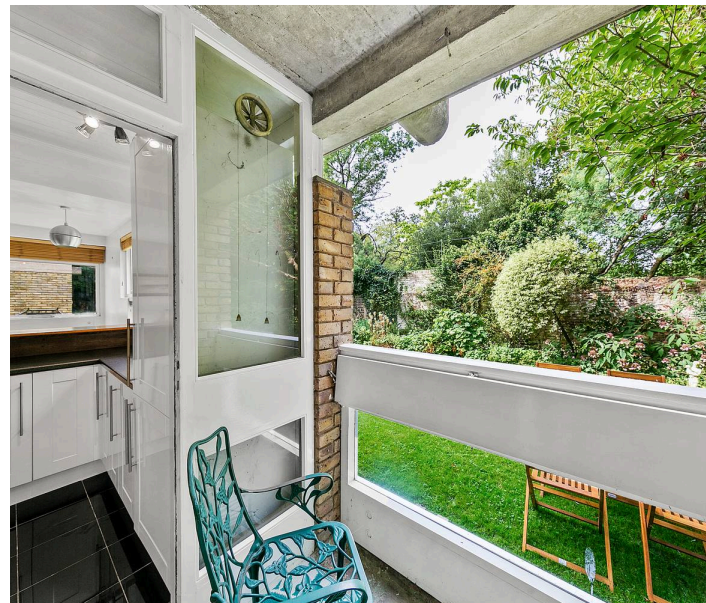
## BEDROOM 2

14' 0" x 7' 1" (4.27m x 2.15m)

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

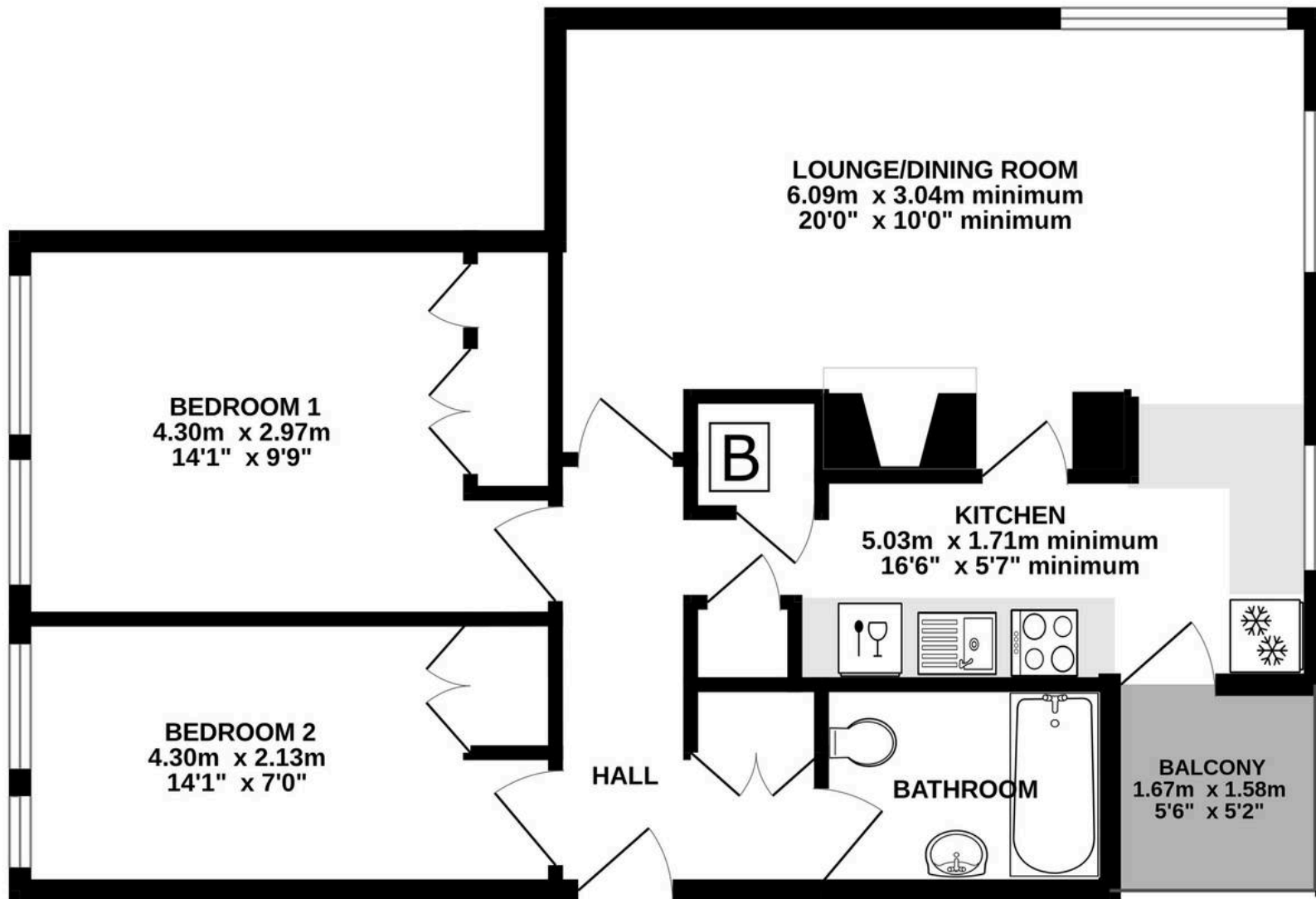
## BATHROOM

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.





**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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