



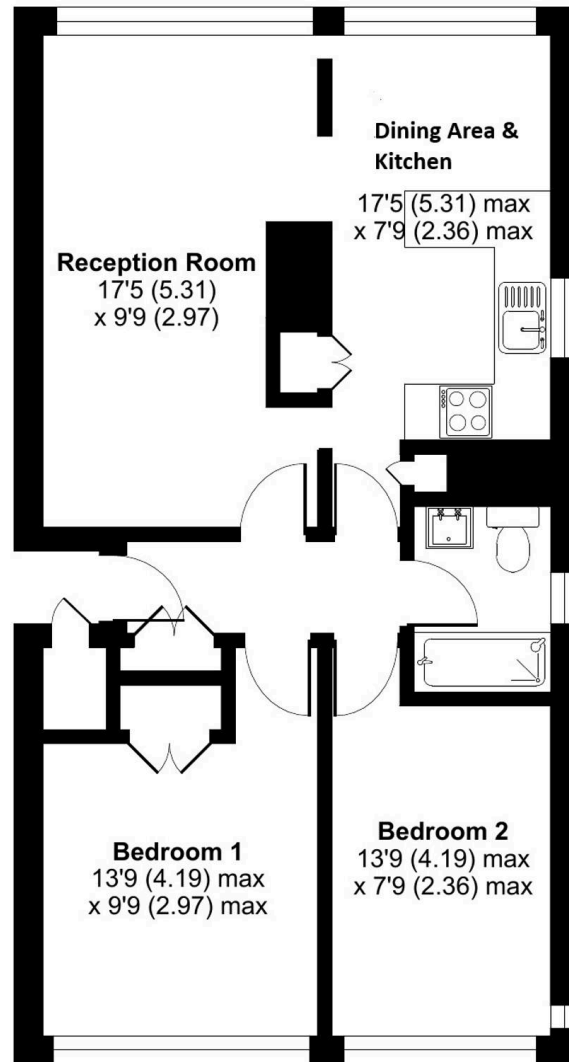
**MERVYN
SMITH**
ESTABLISHED 1975

Langham House Close, off Ham Common, Richmond, TW10

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Approximate Area = 624 sq ft / 58 sq m

For identification only - Not to scale



GROUND FLOOR

Langham House Close

Off Ham Common, Richmond, TW10

- **ICONIC MID CENTRY 2 BEDROOM GROUND FLOOR APARTMENT** in Grade 2 Star Listed classic off Ham Common.
- Renovation opportunity retaining the original character and feel but a blank slate for a new owner to tastefully update.
- Ready for a quick sale with **NO CHAIN & VACANT POSSESSION!**
- Share of freehold with a lease of over 900 years.
- Authentic features including floor to ceiling windows overlooking the lovely gardens.
- 17ft reception room with signature mellow stock brick stack and fireplace with its designer concrete mantel, corbel and squint through to the kitchen/diner.
- The architects were Stirling & Gowan with Sir James Stirling the leading British proponent of 20th century modernism and now commemorated annually in the Stirling Prize for Architecture.

Communal Entrance

Double doors into a distinctive communal entrance hall with exposed vernacular stock brick walls, tiled floor, suspended concrete gallery above and floor to ceiling windows. The entrance to the flat is on the left with an exterior private store cupboard to the side of the door.

Hall

Tiled floor, double doors to cupboard.

Reception Room

17' 5" x 9' 9" (5.31m x 2.97m)

Signature central chimney stack in mellow stock brick with feature corbel, mantel and squint. Fitted gas fire and tiled hearth. Wall light fittings, room width front window overlooking garden.

Kitchen/Dining Room

17' 5" x 7' 9" (5.31m x 2.36m)

Double aspect space with windows to front and side gardens. Wall light fitting, kitchen units at eye and base level, inbuilt hob and oven, inset sink unit, spaces for appliances, double doors to indented airing cupboard within the stack housing hot water cylinder and slatted shelving over, door to meter/services cupboard.

Bedroom 1

13' 9" x 9' 9" (4.19m x 2.97m)

Window looking across rear gardens, double doors to inbuilt wardrobe cupboard.

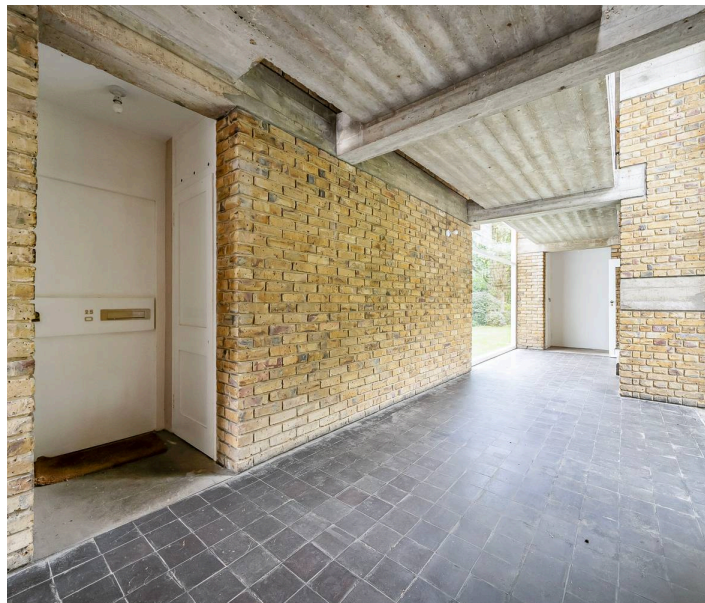
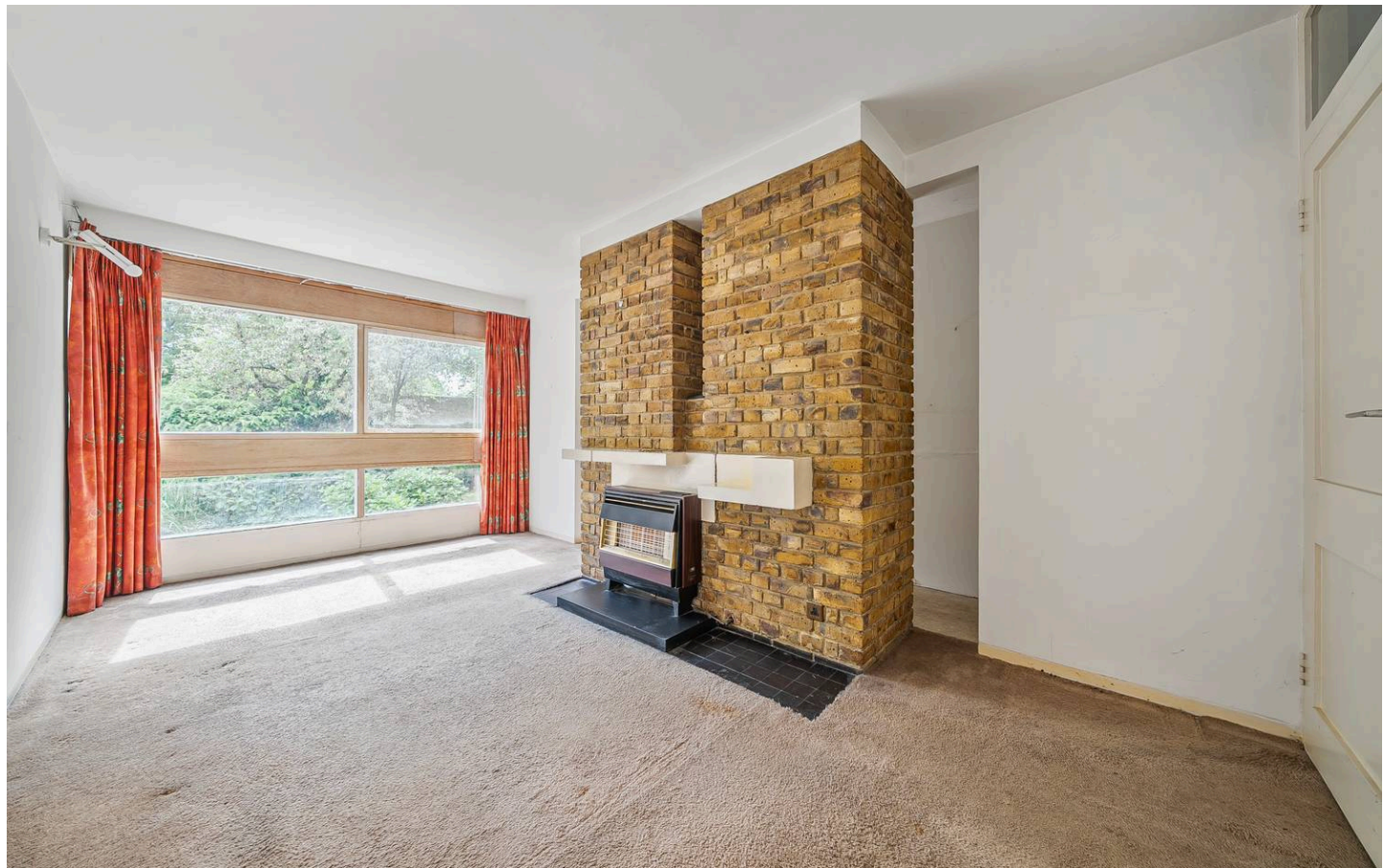
Bedroom 2

13' 9" x 7' 9" (4.19m x 2.36m)

Window looking across rear gardens.

Bathroom

Part tiled walls, frosted window, panel enclosed bath with electric shower over, bifolding shower screen, WC, pedestal wash hand basin.





Langham House Close

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)

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