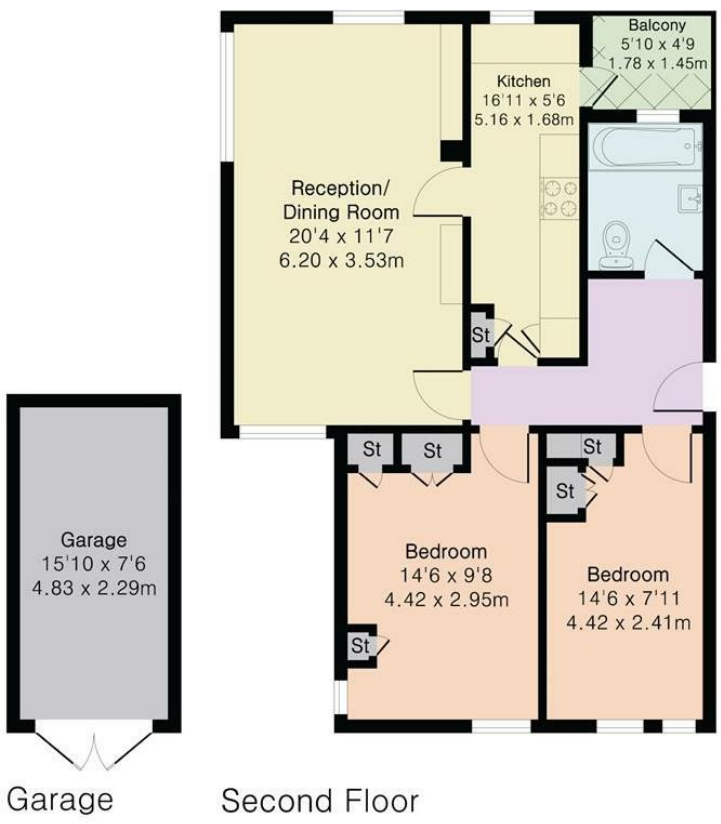


Langham House Close

TW10 7JE

Approximate Gross Internal Area 720 sq ft - 67 sq m
(Excluding Garage)
Garage Area 119 sq ft – 11 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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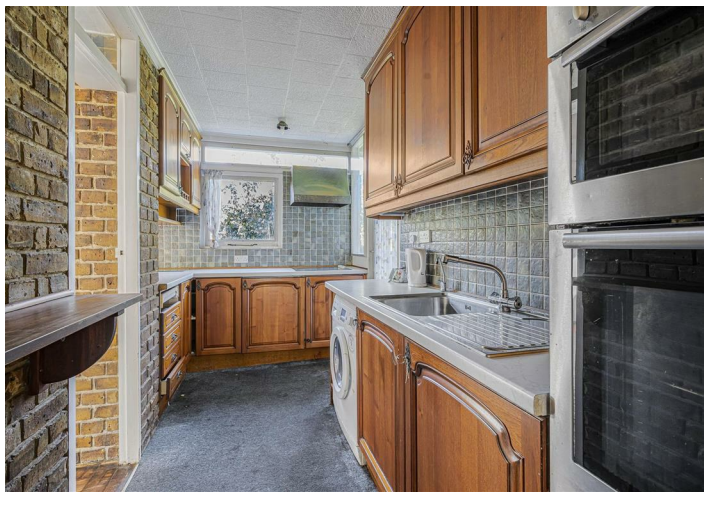
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress

Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

The Property Ombudsman
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£450,000

- Historically Important Grade II* Listed Development
- Sold with no onward chain
- Balcony overlooking gardens and trees
- 20ft reception room with triple aspect windows
- Sold with garage - a rare find in this development

Tenure: Leasehold - Share of Freehold

- First time on market since new in 1958
- Situated adjacent to Ham Common and short walk to local shops
- Share of freehold with 900+ years remaining
- Service charge £3,300 pa
- Council tax band D / EPC exempt

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

Situated on the popular Langham House Close in Ham, this two bedroom top floor flat is offered with no onward chain and presents an excellent opportunity for buyers looking to update a home to their own taste. Built in 1958, this Grade II listed building designed by renowned architects Stirling and Gowan, has real architectural significance making it a rare find.

The accommodation comprises a reception room filled with natural light providing a welcoming space for relaxation and entertaining, two well proportioned bedrooms, a kitchen and a bathroom. There is also a balcony overlooking shared gardens surrounded by trees. The flat would benefit from updating, giving the new owner the chance to personalise the space to their own taste.

One of the standout features of the property is the garage, a rare addition within this development, providing secure parking for one vehicle along with useful additional storage.

In summary, this charming property presents an excellent opportunity for those looking to settle in a vibrant and welcoming community. With its historical importance and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your new home.



Situation

Langham House Close is a sought after Grade II* listed development located just off Ham Common in the Royal Borough of Richmond upon Thames. The property is conveniently positioned for both Kingston and Richmond stations giving direct access into Waterloo. Kingston and Richmond town centres with their array of shops and restaurants are a short distance away and Ham Common, the River Thames and Richmond Park are all near by. The standard of schooling in the immediate area is excellent within both the private and state sector.



