

# OFF HAM COMMON

**£565,000**  
**SHARE OF FREEHOLD**



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



**A BEAUTIFULLY REFURBISHED 2 BEDROOM GROUND FLOOR MID CENTURY APARTMENT in one of the 'Garden Pavilions' at this prestigious GRADE II STAR LISTED development off Ham Common.**

The distinctive layout provides a lounge area and a double aspect kitchen/breakfast area arrayed round a feature central chimney stack in vernacular mellow brick with an open fireplace. The living space is flooded with light from room-width windows looking across the secluded rear gardens to the South East.

*The kitchen includes integral fridge and freezer, washer/dryer, dishwasher, Bosch gas hob and Bosch electric oven and pristine white quartz work surfaces and upstands.*

*Smartly refurbished bathroom with tiled walls and floor and underfloor heating.  
Elegant engineered oak flooring throughout the rest of the apartment.*

*Gas central heating and hot water system with an efficient Worcester Greenstar condensing combi boiler.*

*Both bedrooms accommodate double beds and the larger room has double doors to an inbuilt wardrobe cupboard.*

Designed in the 1950s by renowned architects Sir James Stirling & James Gowan, the starred distinction on its English Heritage listing applies only to '*particularly important buildings of more than special interest*'.

James Stirling is now commemorated by the prestigious Stirling Prize, - awarded annually to the architects of the building deemed the most significant for the evolution of architecture in the previous year.

**Lovely location to the side of picturesque Ham 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.**

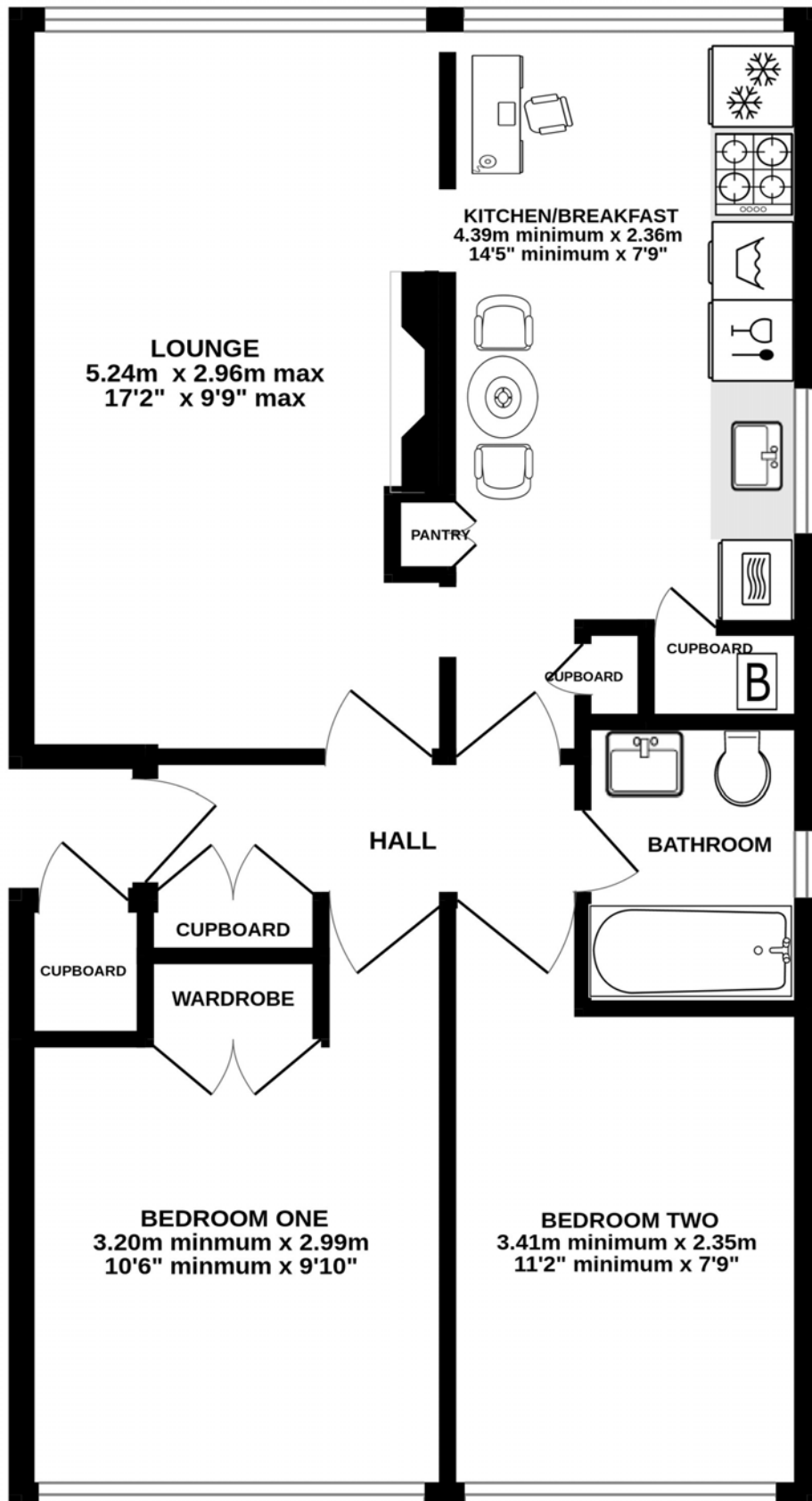


Tel: 020 8549 5099



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GROUND 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 and exposed brick walls. Entrance door to right side into flat with door to private exterior store cupboard.

### **HALL:**

Oak floor, double doors to shelved store cupboard.

### **LOUNGE:** Abt 17ft 2 x 9ft 9 (5.24m x 2.96m)

Floor to ceiling windows overlooking gardens, oak floor, skirting level radiator, wall light, open fire in stock brick chimney stack with concrete mantelpiece and corbel, tiled hearth, squint through to kitchen, openings though to each side into kitchen/breakfast.





**KITCHEN/BREAKFAST: Abt 14 ft 5 minimum x 7 ft 9 (4.39m minimum x 2.36m)**

Bright double aspect area with floor to ceiling windows overlooking gardens and additional window to side aspect. Oak flooring. Fitted units at eye and base level with white quartz worktops and upstands, inset bowl and indented drainer grooves, inset Bosch gas hob, inbuilt Bosch electric oven, integral fridge and freezer, dishwasher and washer/dryer, door to cupboard, door to store also housing boiler and double doors to shelved pantry cupboard within the chimney stack. Floor level radiator plus vertical wall radiator.





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

Window to front aspect, radiator, oak floor, double doors to inbuilt cupboard in addition to given room dimensions.



**BEDROOM TWO:** Abt 11ft 2 minimum x 7ft 9 (3.41m minimum x 2.35m)

Window to front aspect, floor level radiator, oak floor.





**BATHROOM:**

Tile panel enclosed bath with shower screen and shower over, wash hand basin with drawer under, WC, white brick tile walls, tiled floor with underfloor heating. Radiator, frosted window to side.



**OUTSIDE:**

Communal grassed areas and planted borders.







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 and 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

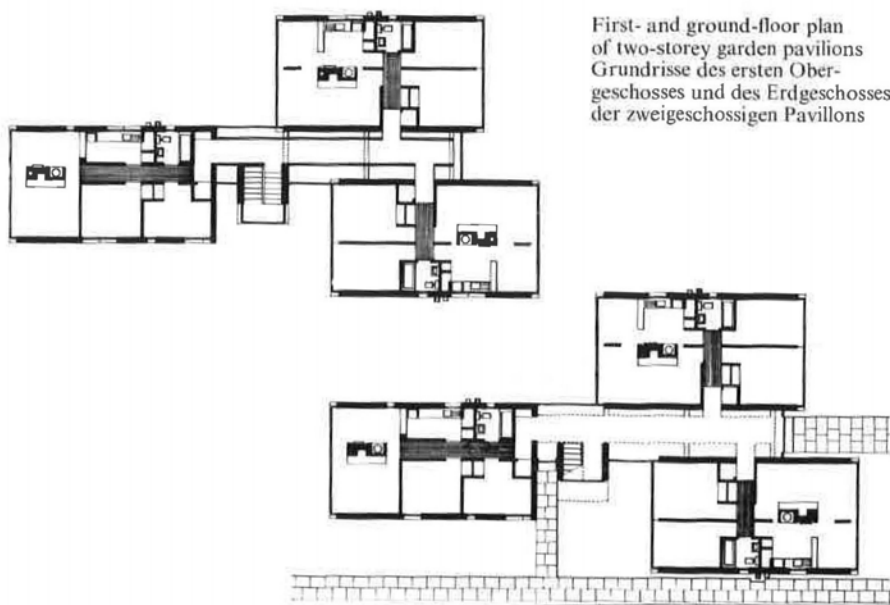
Born Glasgow (in either 1924 or 1926 according to different acquaintances) but brought up in Liverpool and educated at Quarry Bank High School like a certain John Lennon.

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 Langham House Close.



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)

**Ref: 2585**

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315 RICHMOND ROAD, HAM, SURREY, KT2 5QU

TEL: 020 8549 5099

WEBSITE: [www.mervynsmith.co.uk](http://www.mervynsmith.co.uk)

E-MAIL: [mail@mervynsmith.co.uk](mailto:mail@mervynsmith.co.uk)