



Langham House Close, TW10 7JE
Asking Price £460,000

coopers
OF LONDON EST. 1986

Langham House Close, TW10

- **Grade II* listed building designed by architects James Stirling and James Gowan**
- **Share of Freehold**
- **900+ Year Lease Remaining**
- **High spec throughout**
- **Located by Ham Common**
- **Beautifully Landscaped Communal Garden**
- **Close to Richmond Park**
- **Chain Free**
- **Service charge £3200 a year**

Coopers of London are delighted to present this beautifully presented, newly refurbished purpose-built flat, set within a striking Grade II* listed development and offered to the market chain free.

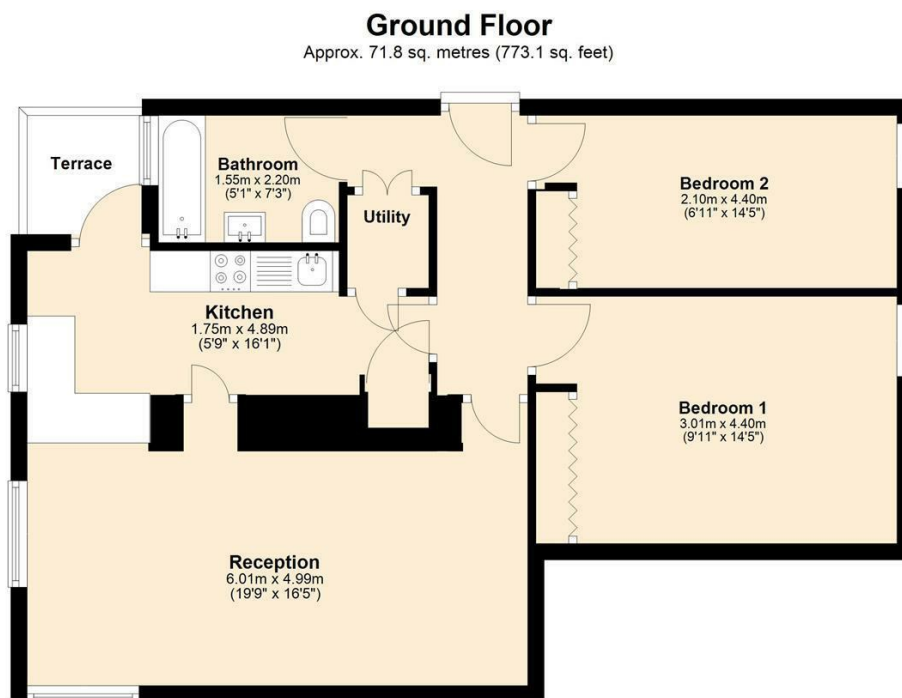
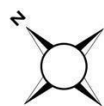
The apartment sits within well-maintained communal gardens, giving residents a calm, green setting that feels a world away from everyday hustle.

Arranged over the ground floor, the property opens into an entrance hallway with useful storage, leading through to two well-proportioned double bedrooms and a stylish, modern bathroom. The contemporary fitted kitchen opens onto a private, north-west facing terrace, ideal for morning coffee or evening entertaining. At the heart of the home, the bright and spacious living room is anchored by a striking exposed brick feature wall, lending real warmth and character.

Tucked away in a peaceful residential pocket, the flat is within easy reach of local shops, well-regarded schools, and excellent transport links. Ham Common, the River Thames Towpath, and the scenic route to Teddington Lock are all close by, offering wonderful opportunities for walking and cycling.







Total area: approx. 71.8 sq. metres (773.1 sq. feet)

Floor plans are for illustration purposes only. Measurements, doors, windows, and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and should not be relied upon as a statement of fact or for planning, furniture, or construction purposes.
Plan produced using PlanUp.

Flat 2, Langham House Close, Ham

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Viewing

Strictly by appointment with:
Coopers of London, 22 Cleveland Street,
Fitzrovia, London W1T 4JB
info@coopersonlondon.co.uk

0207 580 9658

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.