

**Plough Road, London SW11 2DE**

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welcome to

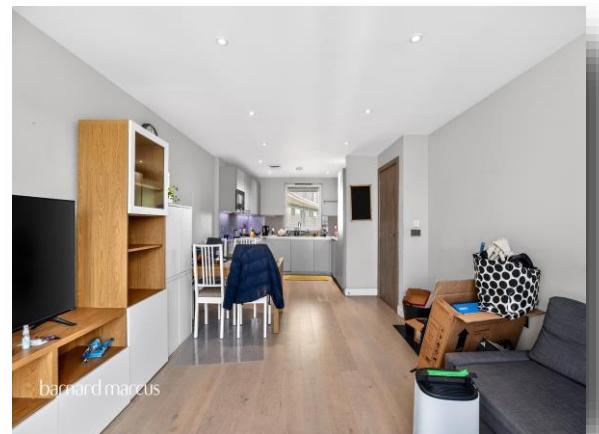
## Plough Road, London

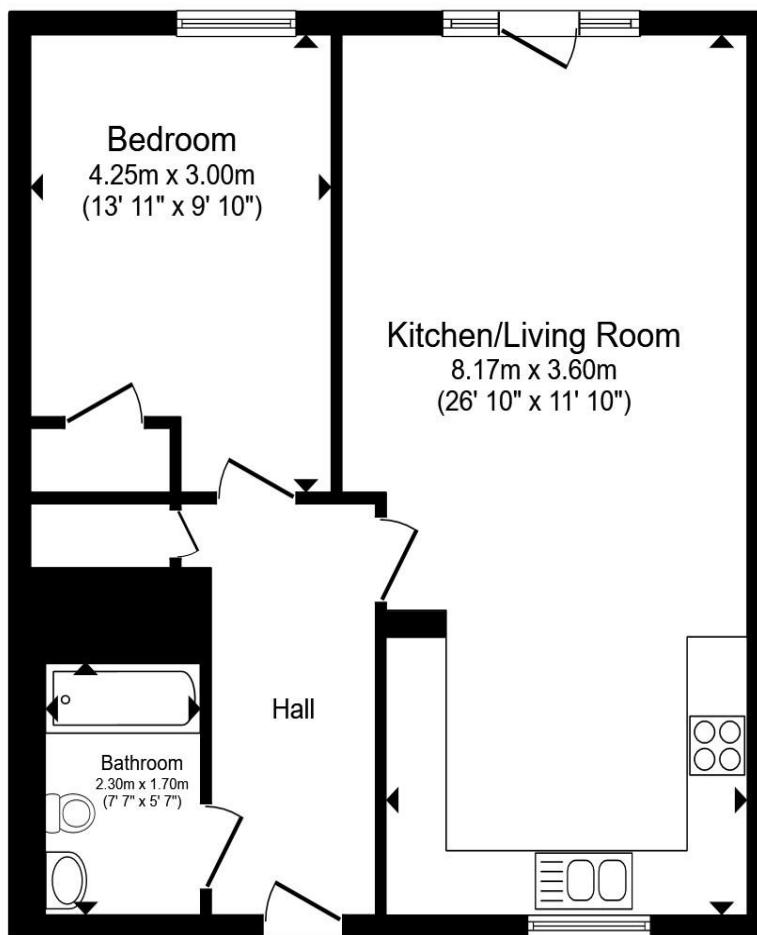
Located in the vibrant heart of Battersea, SW11 - a highly sought-after London postcode just moments from one of the capital's busiest transport hubs. This attractive leasehold apartment forms part of the modern residential building at 21 Plough Road, a development characterised by contemporary design and bright living spaces.

Positioned within a well-established residential block of flats, this property presents a superb opportunity for first-time buyers, investors or city commuters seeking stylish urban living with excellent connectivity. The area combines the bustling local amenities of Clapham Junction, St. John's Hill, Northcote Road and Battersea Rise with easy access to green spaces like York Gardens, Battersea Park and Wandsworth Common.

The apartment enjoys generous internal living space and is finished to a high standard throughout with features such as double-glazed windows, quality flooring, and smart lighting. Residents also benefit from building amenities including secure access and communal areas.

This location benefits from outstanding transport connectivity linking you across London and beyond: Clapham Junction Station - approximately a 0.3m walk (excellent rail and London Overground connections with frequent services to London Victoria, London Waterloo and other major destinations).





Total floor area 58.4 m<sup>2</sup> (628 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Plough Road, London

- More spacious than average apartment: 628 sq. ft.  
(58.4 m<sup>2</sup>)
- Additional bedroom secondary glazing for complete silence
- Concierge, parking & cycle storage
- Underfloor Heating (and very low heating bills)
- Plenty of storage room

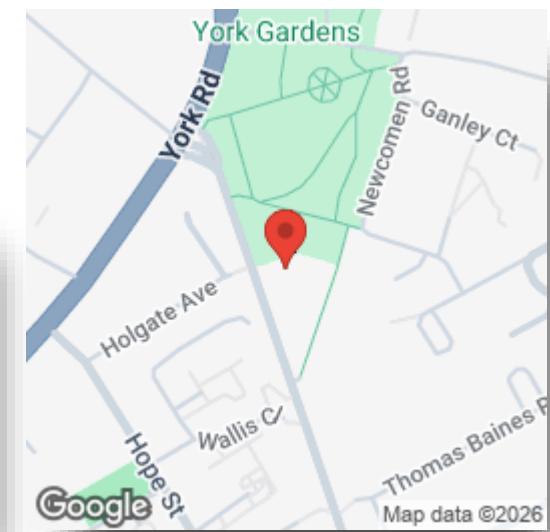
Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3300.00

Ground Rent: 410

This is a Leasehold property with details as follows; Term of Lease 252 years from 13 Dec 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£475,000**



**view this property online** [barnardmarcus.co.uk/Property/BTS106848](http://barnardmarcus.co.uk/Property/BTS106848)

Please note the marker reflects the postcode not the actual property



Property Ref:  
BTS106848 - 0006

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**020 7228 8686**



Battersea@barnardmarcus.co.uk



235-237 Lavender Hill, Battersea, LONDON,  
SW11 1JW



**barnardmarcus.co.uk**