

**Plough Road, London SW11 2DE**

## **welcome to**

### **Plough Road, London**

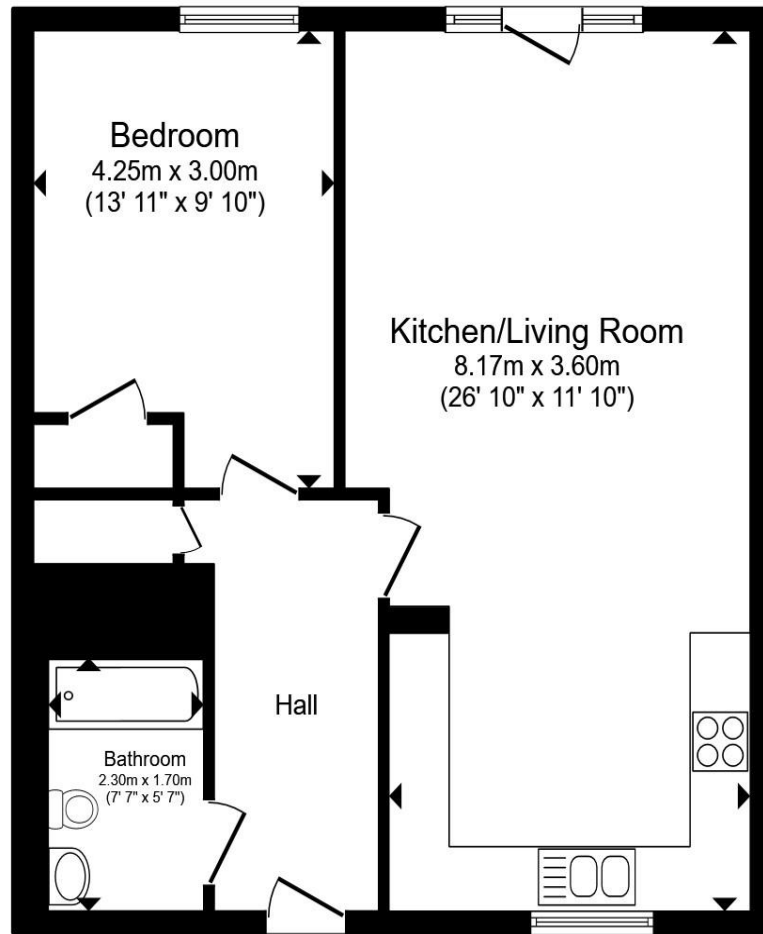
Located in the vibrant heart of Battersea, SW11 - a highly sought-after London postcode just moments from one of the capital's busiest transport hubs. This attractive leasehold apartment forms part of the modern residential building at 21 Plough Road, a development characterised by contemporary design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



welcome to

## Plough Road, London

- More spacious than average apartment: 628 sq. ft. (58.4 m2)
- 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



Please note the marker reflects the postcode not the actual property

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



Property Ref:  
BTS106848 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**020 7228 8686**



[Battersea@barnardmarcus.co.uk](mailto:Battersea@barnardmarcus.co.uk)



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



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**