



**Lister House, Plough Lane, London SW17 0QU**

**welcome to**

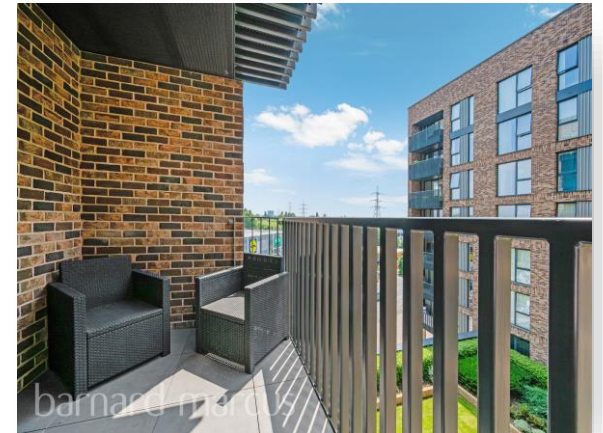
## **Lister House, Plough Lane, London**

A beautifully presented one-bedroom apartment set on the transformed Wimbledon grounds development, offering luxurious living in Southwest London at its finest. \*Recently reduced service charge\*.

This one double bedroom apartment benefits from an abundance of natural light throughout with floor to ceiling windows. The spacious open-plan living/dining room and kitchen is fitted with modern, state-of-the-art appliances, and has direct access to the private balcony. The apartment boasts a large hallway storage cupboard, as well as a modern bathroom.

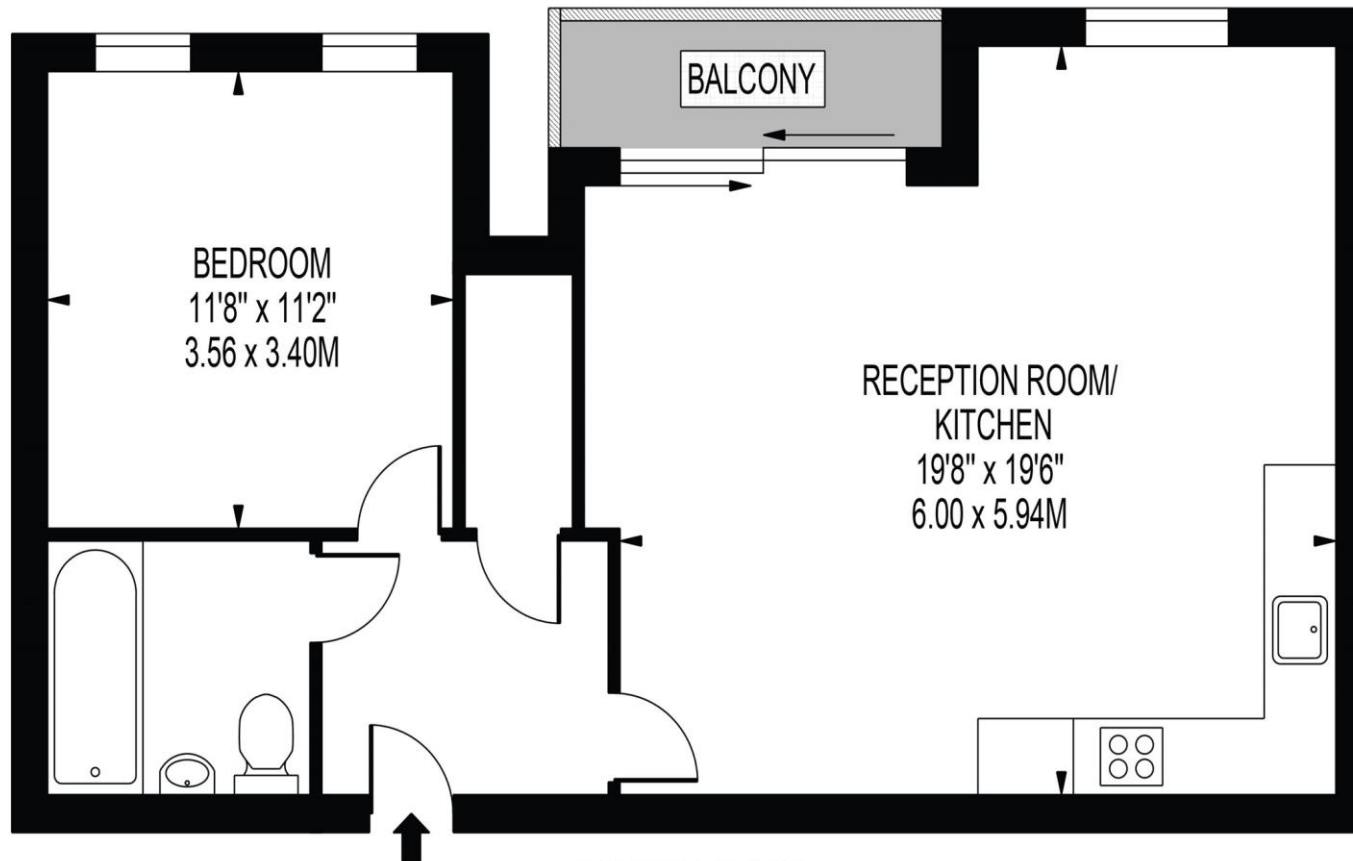
Further benefits include a 24-hour concierge service and security, secure bike storage, free nearby parking on Waterside Way, on-site high spec gym with squash and paddle courts, a new yoga and boxing studio (at extra cost), as well as communal gardens.

Lister House is located on Plough Lane, well served by public transport links, with Earlsfield Station (trains to Waterloo and the Southwest), Haydons Road (Thameslink and Southern trains to the South Coast and Central London) and Tooting Broadway (Tube Northern Line).



# LISTER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 618 SQ FT - 57.43 SQ M



## FOURTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

**welcome to**

## **Lister House, Plough Lane, London**

- Private Balcony and Communal Gardens
- 24-Hour Concierge, On-Site Gym (at extra cost)
- Fourth Floor
- Great Transport Link and Local Amenities
- Chain Free
- Recently Reduced Service Charge

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2531.04

Ground Rent: 450.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£410,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAR105112](https://barnardmarcus.co.uk/Property/EAR105112)



Property Ref:  
EAR105112 - 0008

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