



barnard marcus

Orton House, Plough Lane, London SW17 0RF

welcome to

Orton House, Plough Lane, London

A beautifully presented, spacious first-floor apartment featuring two double bedrooms, a generous private balcony, and direct access to landscaped communal gardens.

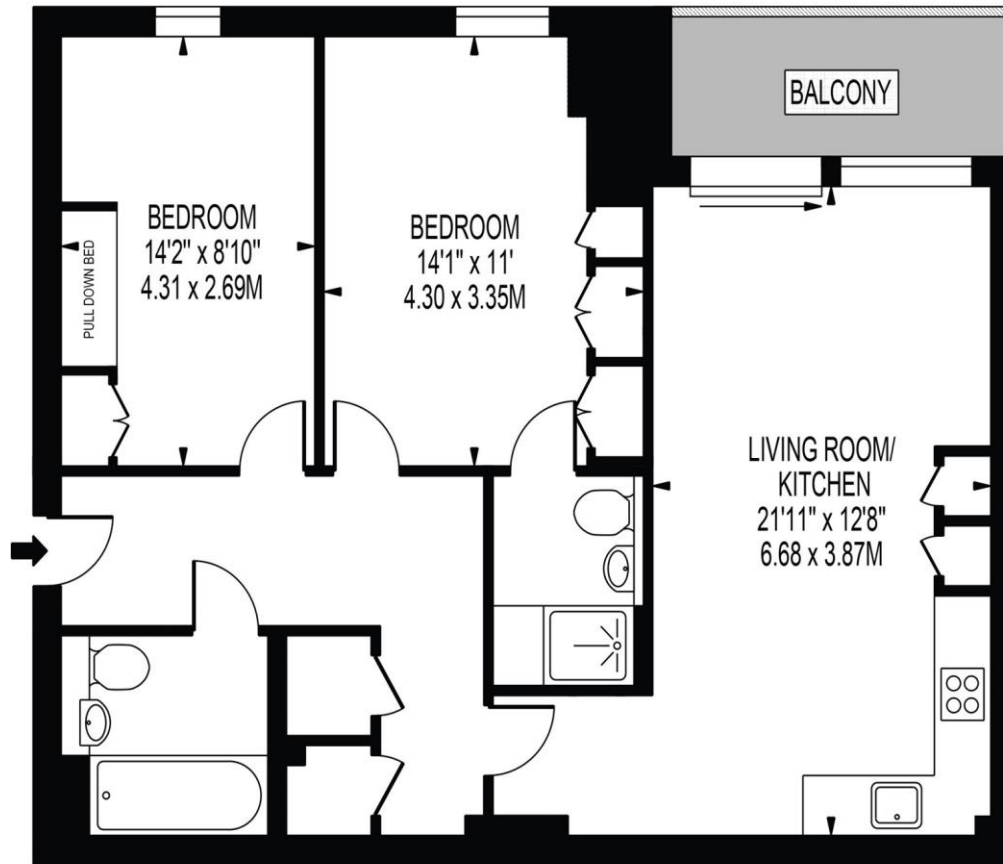
Step into a bright open-plan living and dining area, which flows seamlessly onto a large private balcony with tranquil garden views - a perfect setting for morning coffee, evening drinks, or al fresco dining. The sleek designer kitchen is fully fitted with integrated electric appliances, ideal for home cooking and entertaining. The primary bedroom is generously sized and easily accommodates a super king-size bed, with the added luxury of a modern en-suite bathroom. The second double bedroom is highly versatile, featuring a built-in pull-down bed, making it ideal as a guest room, home office, or workout space. A separate family bathroom adds further convenience.

Perfectly situated close to Earlsfield (National Rail to Waterloo), Haydons Road (Thameslink & Southern Services), Tooting Broadway (Northern Line) and Wimbledon Park (District Line & National Rail), this modern home offers the ideal balance of connectivity, comfort, and lifestyle. You are also just a short walk from multiple supermarkets including Tesco, Lidl, Waitrose, and M&S, as well as a wide range of cafes and restaurants along Garratt Lane with a Starbucks conveniently located just around the corner for your daily coffee fix.



ORTON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 779 SQ FT - 72.37 SQ M



FIRST 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.

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- Two Double Bedrooms, Two Bathrooms, Private South Facing Balcony
- 24-Hour Concierge and Security
- Secure Underground Parking Space
- Secure Bike Storage
- On-Site Gym, Squash & Padel Courts, Yogo & Boxing Studio (Membership Required)

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 4870.91

Ground Rent: 570.00

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.

£600,000



view this property online barnardmarcus.co.uk/Property/EAR105049



Property Ref:
EAR105049 - 0009

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.



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Please note the marker reflects the
postcode not the actual property