



**Orton House, Plough Lane, London SW17 0RF**

**welcome to**

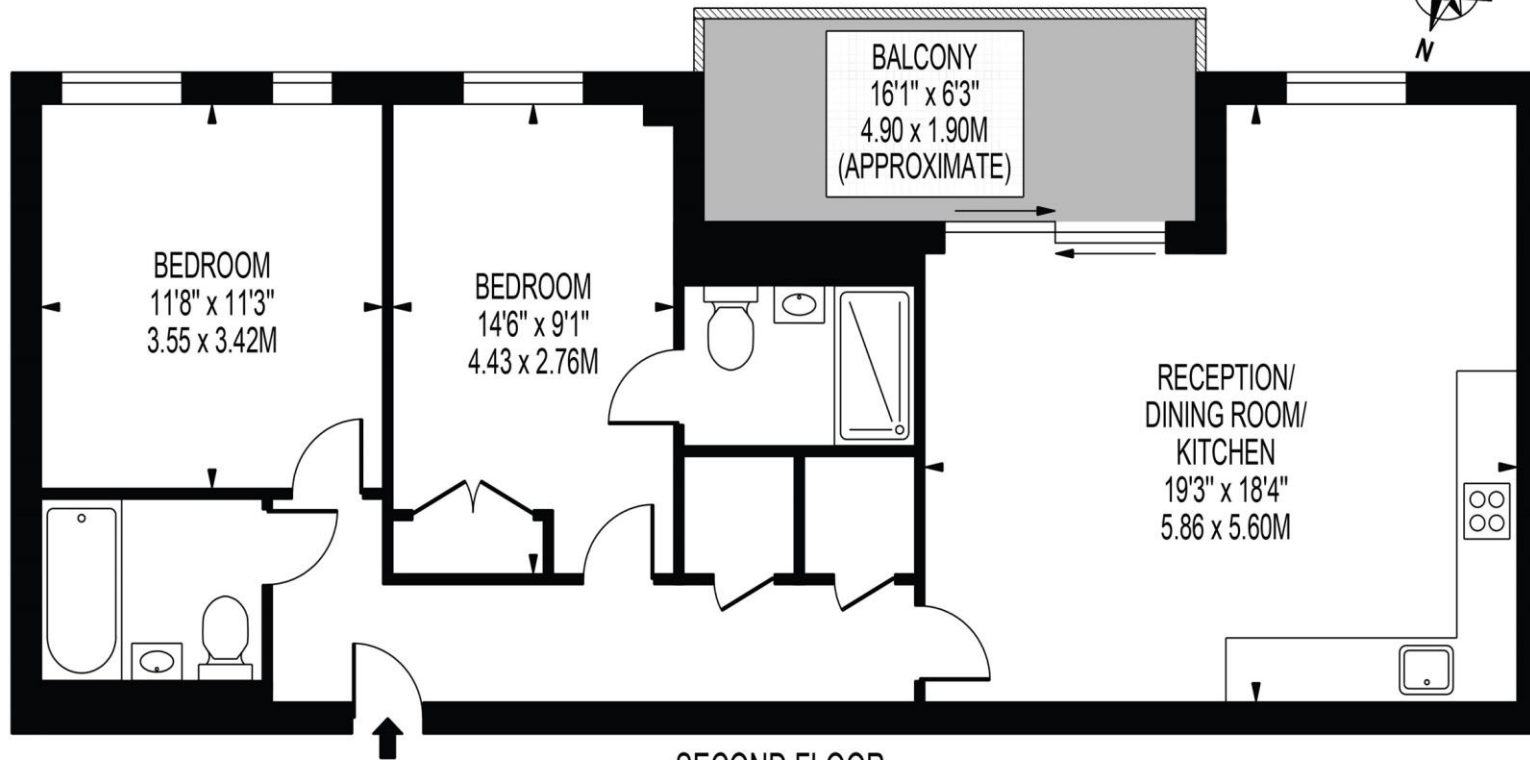
**Orton House, Plough Lane, London**

A beautifully presented, second floor apartment featuring two double bedrooms, a generous private balcony, and access to landscaped residents' gardens.



# ORTON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 790 SQ FT - 73.35 SQ M



SECOND 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.

A beautifully presented, second floor apartment featuring two double bedrooms, a generous private balcony, and access to landscaped residents' gardens.

This stunning apartment includes a designer kitchen, complete with integrated electric appliances, a living and dining area, which will open out onto a private balcony with a great view into the gardens, offering an abundance of space to relax and socialise, two double bedrooms, one with en-suite shower room, a luxurious family bathroom and ample storage space.

Further benefits include a 24-hour concierge service and security, secure bike storage, on-site high spec gym with squash and paddle courts, a new yoga and boxing studio (gym membership required), as well as multiple residents' roof terraces.

Orton House is located on Plough Lane, well served by public transport links, with Earsfield 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).

welcome to

## Orton House, Plough Lane, London

- 24-Hour Concierge Service, Security and Lift
- Private Balcony and Residents' Roof Terraces
- Two Double Bedrooms and Two Bathrooms
- Open-Plan Living/Dining/Kitchen
- Close to the River Wandle and Garratt Park

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 4531.84

Ground Rent: 550.00

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.

# £535,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAR105127](https://barnardmarcus.co.uk/Property/EAR105127)



Property Ref:  
EAR105127 - 0003

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