



Orton House, Plough Lane, London SW17 0RF

welcome to

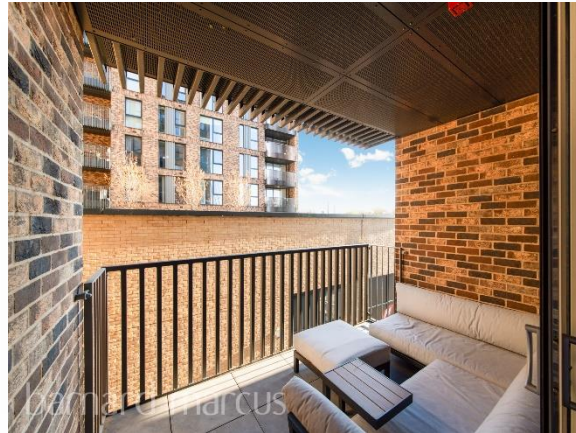
Orton House, Plough Lane, London

Part of the luxurious Wimbledon Stadia development, built in 2020, this one bedroom flat is the largest on the block at 625 sq ft.

The spacious living room leads on to a large balcony with floor-to-ceiling sliding windows, great for the summer. The modern fully-fitted kitchen comes with an integrated dishwasher, fridge-freezer and microwave along with a separate utility room complete with washer/dryer. The flat boasts a double bedroom with built-in wardrobe and a well-sized storage closet. The bathroom is fully tiled with marble, containing a bath with rain shower.

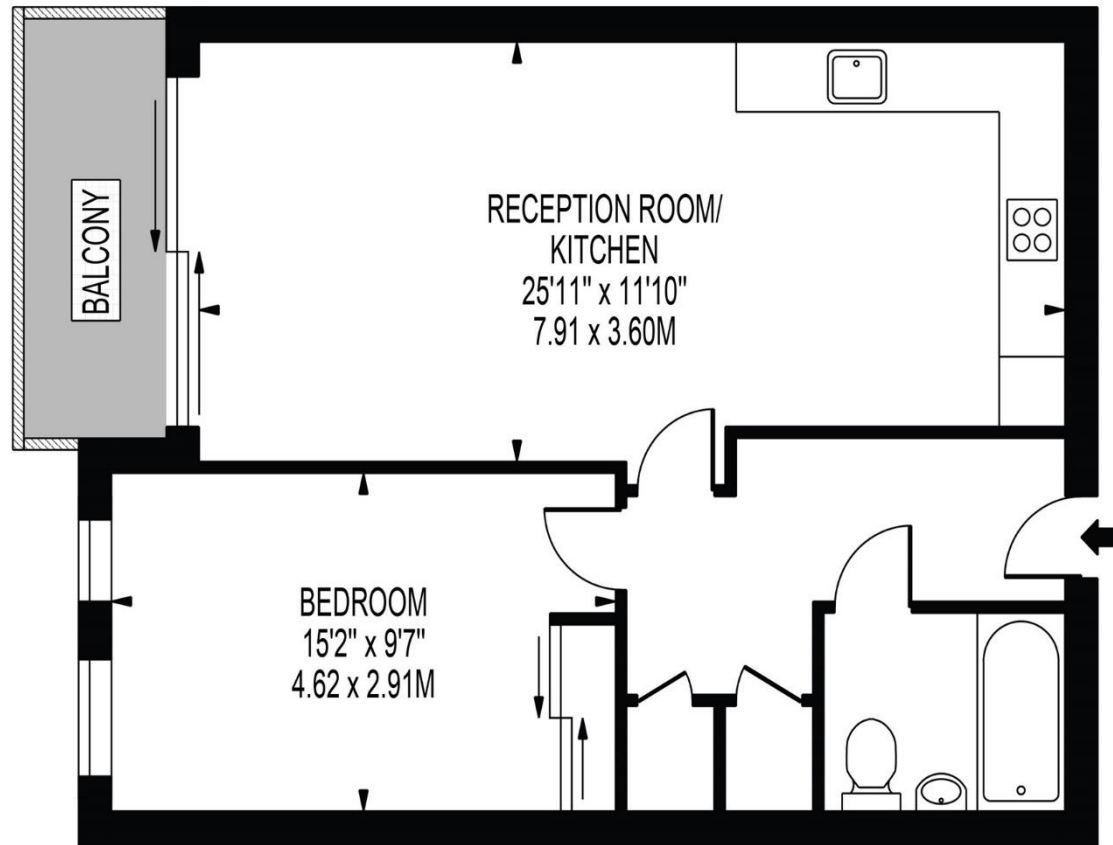
Residents benefit from a full service on-site gym, complete with squash court, padel court, daily classes (membership required), and a wonderful little coffee shop. The development also has two well-kept roof gardens, a bike storage room and a 24/7 concierge. Just moments away is a large supermarket as well some excellent pubs, a cider brewery with taproom and a coffee shop.

The development is pet-friendly and in close proximity to the popular River Wandle Walk and the scenic Wimbledon Common. There are four stations within walking distance: Haydons Road (10 mins), Wimbledon Park (17 mins), Earlsfield (17 mins) and Tooting Broadway (22 mins).



ORTON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 586 SQ FT - 54.46 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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welcome to

Orton House, Plough Lane, London

- 24-Hour Concierge and Security
- On-Site Gym Available (at extra cost)
- Close to the River Wandle and Garratt Park
- Private Balcony and Residents' Roof Terraces
- Modern Development

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2693.24

Ground Rent: 425.00

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.

price

£390,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR105207



Property Ref:
EAR105207 - 0004

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.

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