



Orton House, Plough Lane, London SW17 0RF

welcome to

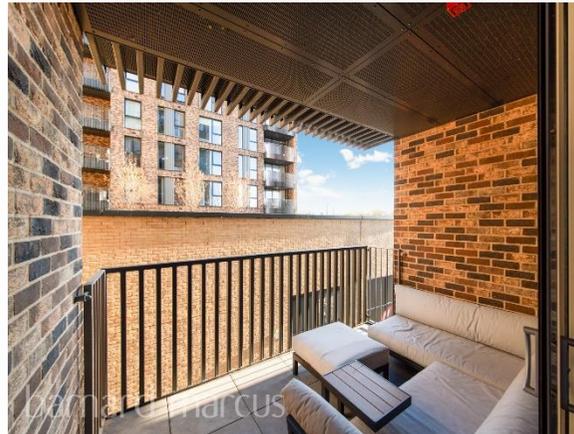
Orton House, Plough Lane, London

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.

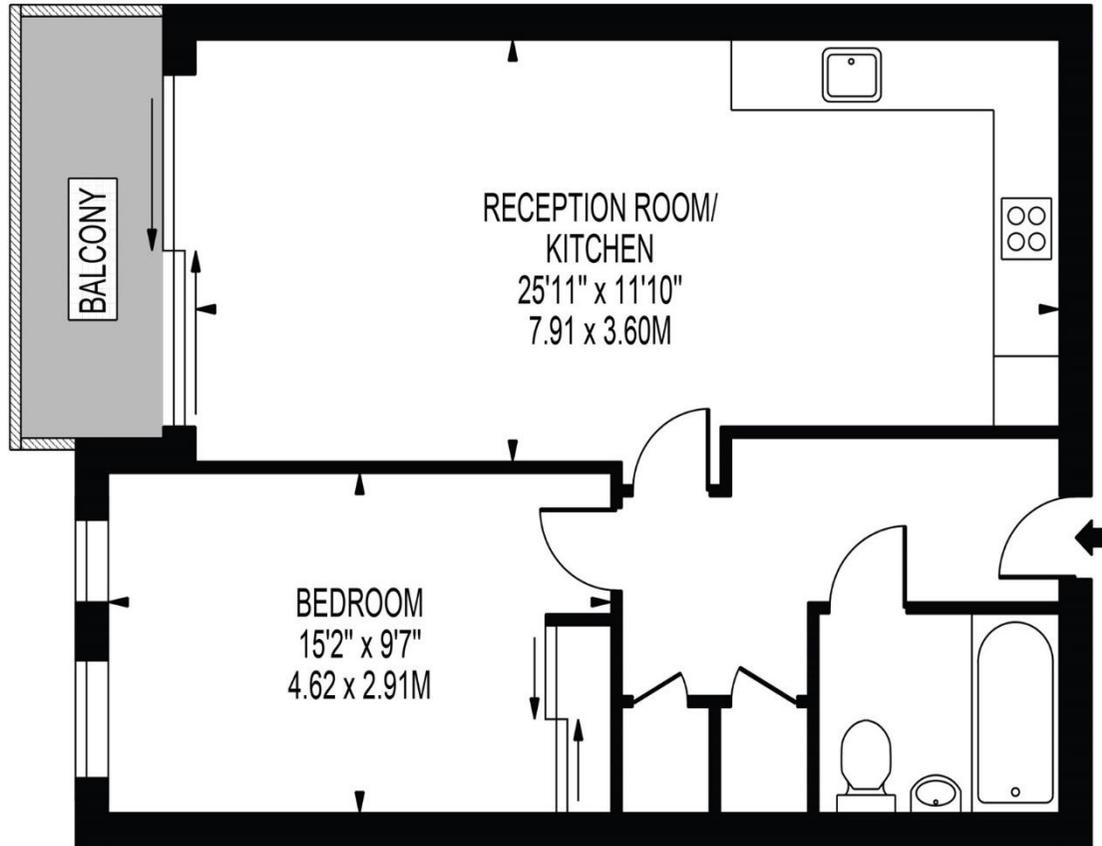
Residents benefit from a full service on-site gym, complete with squash court, padel court, daily classes (membership required), and a wonderful little coffee shop. The development also has two well-kept roof gardens, a bike storage room and a 24/7 concierge. Just moments away is a large supermarket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

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

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.

£375,000



view this property online [barnardmarcus.co.uk/Property/EAR105207](https://www.barnardmarcus.co.uk/Property/EAR105207)



Property Ref:
EAR105207 - 0005

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Please note the marker reflects the postcode not the actual property