



Orton House, Plough Lane, London SW17 0RF

welcome to

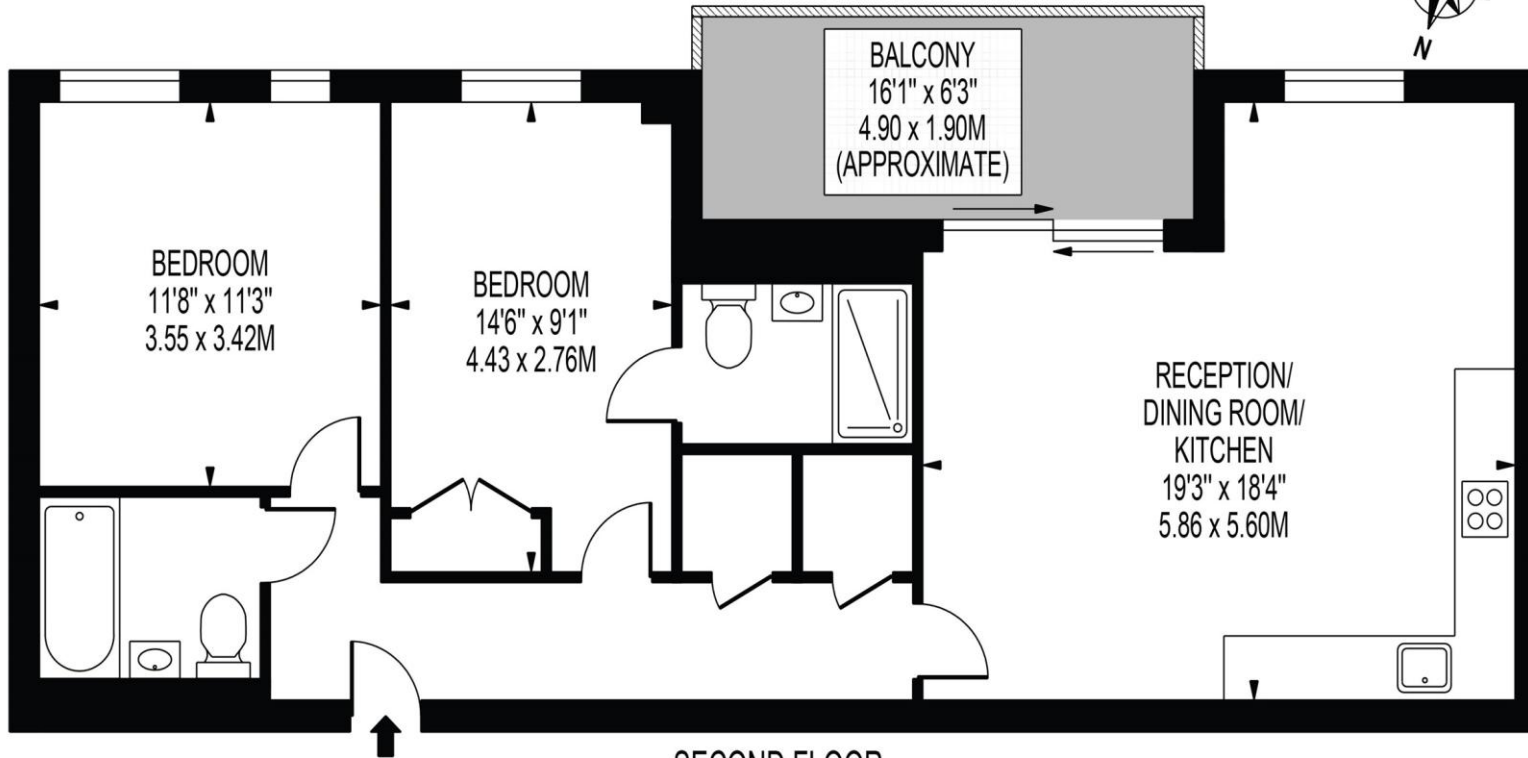
Orton House, Plough Lane, London

A beautifully presented, second floor apartment featuring two double bedrooms, a generous private balcony, and access to landscaped residents' gardens. No onward chain.



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), Haydens Road (Thameslink and Southern trains to the South Coast and Central London) and Tooting Broadway (Tube Northern Line).

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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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
- Recently Reduced Service Charge
- No Onward Chain

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3434.94

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.

£500,000



view this property online barnardmarcus.co.uk/Property/EAR105127



Property Ref:
EAR105127 - 0010

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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Please note the marker reflects the
postcode not the actual property