



**Lister House, Plough Lane, London SW17 0QU**



**welcome to**

## **Lister House, Plough Lane, London**

A fantastic one-bedroom apartment, with balcony, set on the transformed Wimbledon grounds development, offering luxurious living in Southwest London at its finest.

This lovely one double bedroom apartment benefits from an abundance of natural light throughout with floor to ceiling windows. The spacious open-plan living/dining room and kitchen is fitted with modern, state-of-the-art appliances, and has direct access to the private balcony. The apartment boasts a large hallway storage cupboard and built-in wardrobes in the bedroom, as well as a sleek and modern bathroom.

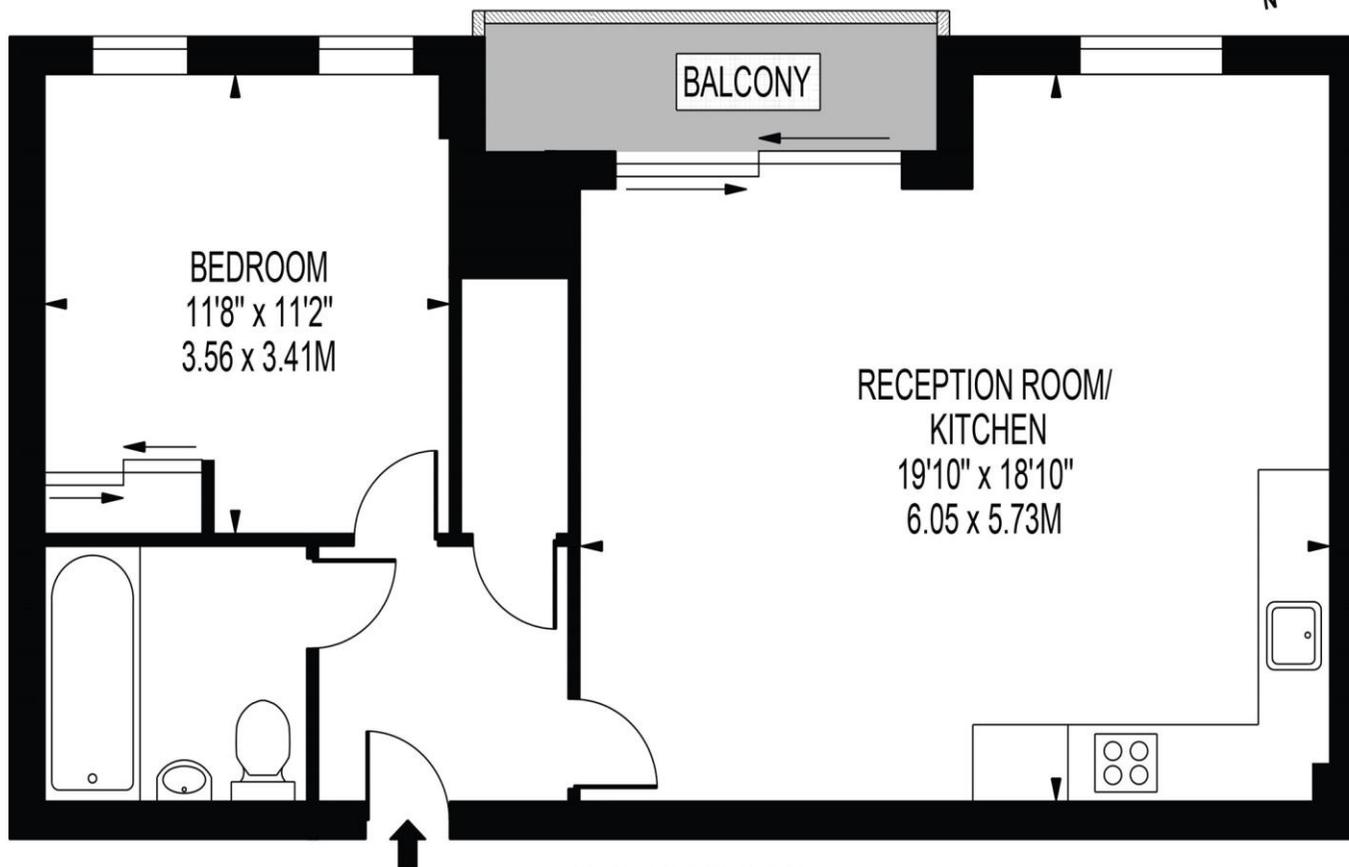
Further benefits include a 24-hour concierge service and security, secure bike storage, on-site high spec gym with squash and padel courts, a new yoga and boxing studio (all at extra cost), as well as communal gardens.

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



# LISTER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 599 SQ FT - 55.69 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 fantastic one-bedroom apartment, with balcony, set on the transformed Wimbledon grounds development, offering luxurious living in Southwest London at its finest.

This lovely one double bedroom apartment benefits from an abundance of natural light throughout with floor to ceiling windows. The spacious open-plan living/dining room and kitchen is fitted with modern, state-of-the-art appliances, and has direct access to the private balcony. The apartment boasts a large hallway storage cupboard and built-in wardrobes in the bedroom, as well as a sleek and modern bathroom.

Further benefits include a 24-hour concierge service and security, secure bike storage, on-site high spec gym with squash and padel courts, a new yoga and boxing studio (all at extra cost), as well as communal gardens.

Lister 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

## Lister House, Plough Lane, London

- Private Balcony and Communal Gardens
- Second Floor Apartment
- 24-Hour Concierge and Security
- On-Site Gym (at extra cost)
- Great Transport Links and Local Amenities

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2531.04

Ground Rent: 400.00

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.

# £400,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAR105234](https://www.barnardmarcus.co.uk/Property/EAR105234)



Property Ref:  
EAR105234 - 0008

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.



barnard marcus



**020 8879 7222**



[Earlsfield@barnardmarcus.co.uk](mailto:Earlsfield@barnardmarcus.co.uk)



525 Garratt Lane, London, SW18 4SR



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)