



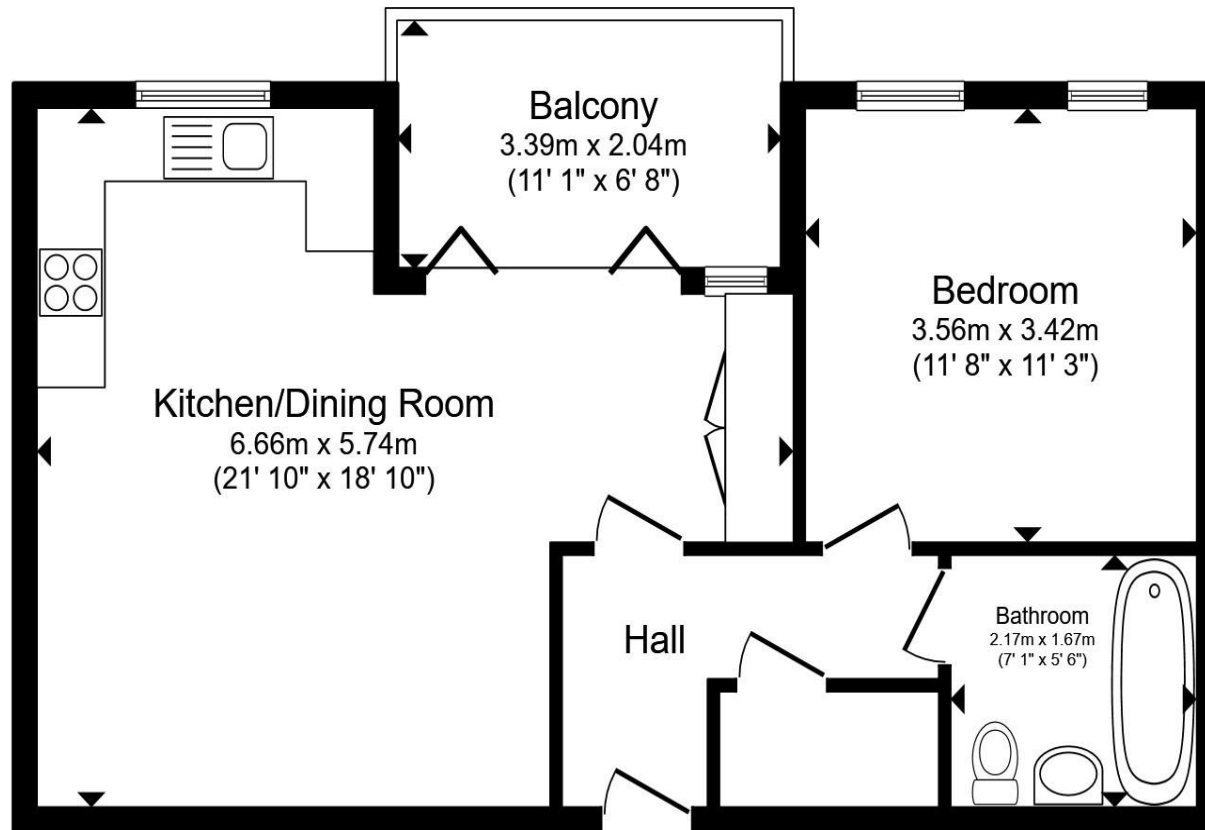
**Lister House, Plough Lane, London SW17 0QU**

**welcome to**

**Lister House, Plough Lane, London**

A beautifully presented one-bedroom apartment set on the transformed Wimbledon grounds development, offering luxurious living in southwest London at its finest.





## 4th Floor

Total floor area 52.7 m<sup>2</sup> (568 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



A beautifully presented one-bedroom apartment set on the transformed Wimbledon grounds development, offering luxurious living in southwest London at its finest.

This 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, as well as a modern bathroom.

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 (membership required), 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**

- 24-Hour Concierge, On-Site Gym (membership required)
- Private Balcony and Communal Gardens
- Great Transport Links and Local Amenities
- Chain Free
- Recently Reduced Service Charge

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2400.00

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.

guide price

**£415,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAR105294](https://barnardmarcus.co.uk/Property/EAR105294)



Property Ref:  
EAR105294 - 0003

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