





Orton House, Plough Lane, London SW17 0RF

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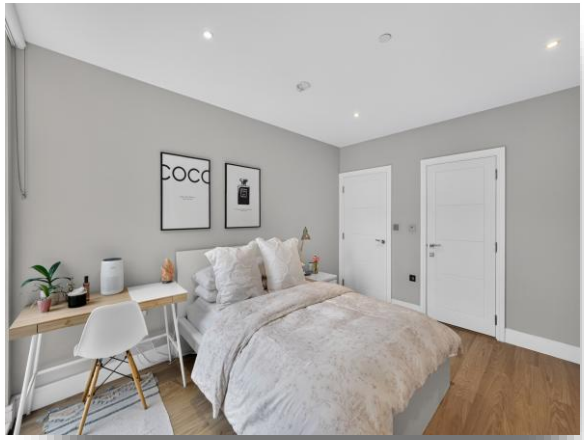
welcome to

Orton House, Plough Lane, London

A beautifully presented, sixth floor apartment featuring two double bedrooms, two bathrooms, a generous private balcony, allocated parking and access to landscaped residents' gardens.

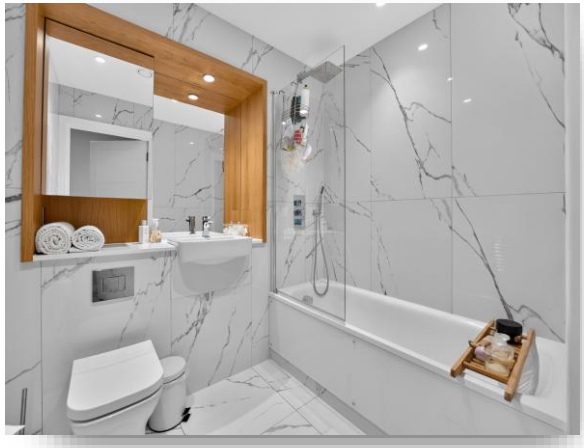


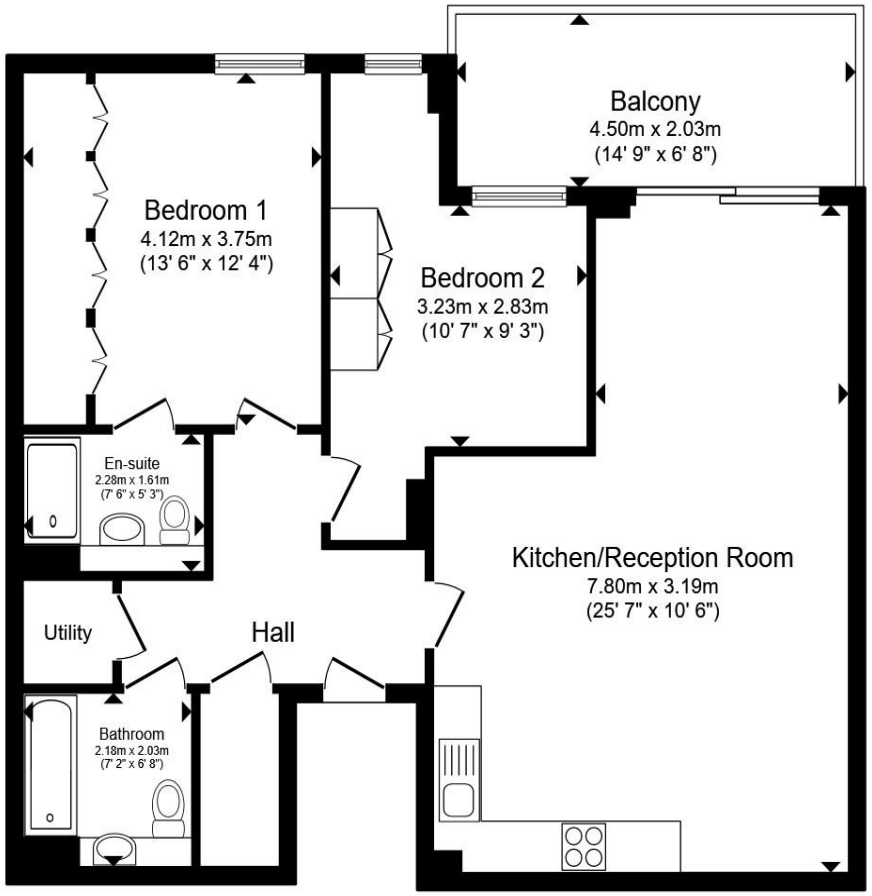












6th Floor

Total floor area 84.4 m² (909 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

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A beautifully presented, sixth floor apartment featuring two double bedrooms, two bathrooms, a generous private balcony, allocated parking and access to landscaped residents' gardens.

This stunning apartment includes a designer kitchen, complete with integrated electric appliances, with island and breakfast bar, a living and dining area, which will open out onto a private balcony, offering an abundance of space to relax and socialise, a master double bedrooms with built-in wardrobes and en-suite bathroom, a second double bedroom, 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 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).

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.

welcome to

Orton House, Plough Lane, London

- 24-Hour Concierge Service, Security and Lift
- Two Double Bedrooms and Two Bathrooms
- Open-Plan Living / Dining / Kitchen
- Private Balcony & Residents' Roof Terraces
- Allocated Parking Space

Tenure: Leasehold EPC Rating: B
Council Tax Band: D Service Charge: 4064.00
Ground Rent: 600.00

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.

£600,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR105420

The Property Ombudsman

Property Ref:
EAR105420 - 0006

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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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.