





**Orton House, Plough Lane, London SW17 0RF**

barnard marcus

***welcome to***

## Orton House, Plough Lane, London

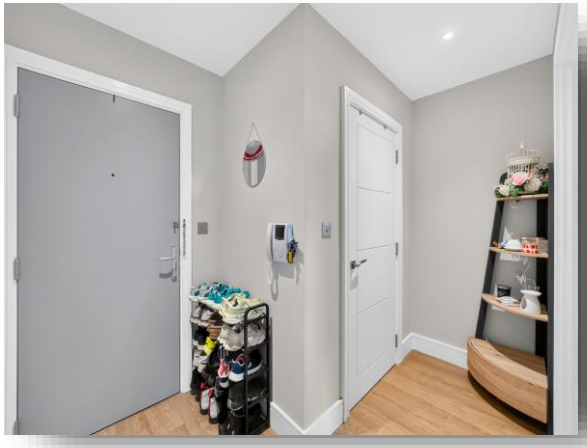
A beautifully presented, second floor apartment featuring ta large double bedroom, a generous private balcony, and access to landscaped residents' gardens. No onward chain.



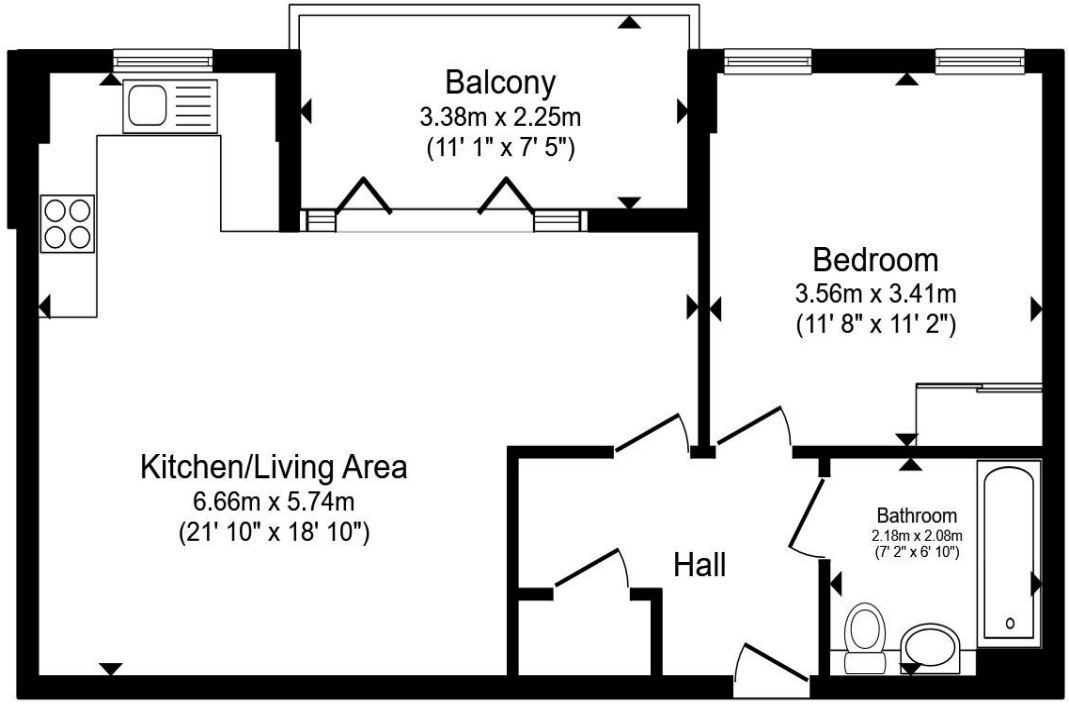













## Second Floor

Total floor area 52.3 m² (563 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

barnard marcus

A beautifully presented one-bedroom apartment set within this sought-after development, featuring a private balcony and access to residents' gardens.

The property comprises a bright and spacious open-plan kitchen and living area with direct access onto a private balcony, providing an ideal space for relaxing or entertaining. There is a good-sized double bedroom, a stylish modern bathroom, and useful storage throughout.

Further benefits include a 24-hour concierge and security service, secure bicycle storage, an on-site premium gym with squash and padel courts, a yoga and boxing studio (membership required), and several communal roof terraces for residents to enjoy.

Orton House is conveniently located on Plough Lane and is well served by excellent transport links. Earlsfield Station offers direct services to London Waterloo and the South West, while Haydons Road Station provides Thameslink and Southern connections to Central London and the South Coast. Tooting Broadway Underground Station (Northern Line) is also within easy reach.

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 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: 2377.40
Ground Rent: £0

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/EAR105473

The Property Ombudsman

Property Ref:
EAR105473 - 0003

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

**020 8879 7222**

Earlsfield@barnardmarcus.co.uk

525 Garratt Lane, London, SW18 4SR

**barnardmarcus.co.uk**

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.