



Plough Lane, SW17

£500,000 *Leasehold*

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- First floor apartment with substantial private balcony overlooking beautifully maintained communal gardens
- Spacious open-plan reception area with floor-to-ceiling glazed doors
- Upgraded contemporary kitchen with enhanced appliances including premium hob and fridge

KEY FEATURES

- Principal bedroom with bespoke fitted wardrobes and luxury en-suite shower room
- Generous second double bedroom and stylish three-piece family bathroom
- Utility cupboard with bespoke shelving and fitted storage solutions



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DESCRIPTION

Occupying a desirable first floor position with a substantial private balcony overlooking the beautifully maintained communal gardens, this beautifully appointed apartment offers well-balanced accommodation finished to an exceptional standard throughout.

The property comprises a welcoming entrance hallway providing access to all principal rooms, a utility cupboard enhanced with bespoke shelving and storage solutions, and an impressive open-plan reception space with floor-to-ceiling glazed doors opening directly onto the private balcony. The contemporary kitchen has been further upgraded with higher specification appliances including an enhanced fridge and hob.

The principal bedroom features bespoke fitted wardrobes and a luxurious en-suite shower room, complemented by a generous second double bedroom and an elegantly designed three-piece family bathroom.

Further enhancements include bespoke made-to-measure curtains and blinds fitted throughout the apartment, which may be included within the sale subject to agreement.

Residents of Stadia One benefit from an excellent range of exclusive amenities including secure bicycle storage, a 24-hour concierge service, residents' gymnasium and padel court.

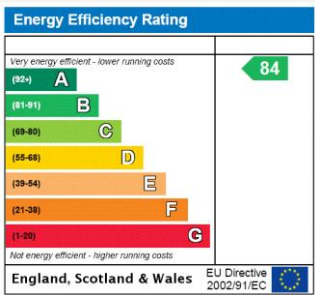
LOCATION

Set within the highly regarded Stadia One development, Lister House enjoys a prime position moments from an excellent selection of transport links, including Haydons Road mainline station (0.6 miles), Earlsfield mainline station (0.7 miles) and Tooting Broadway Underground station (1.0 mile).

Residents benefit from an array of nearby amenities including independent cafés, bars, restaurants and boutique shops, alongside the tranquil green open spaces of Wandle Meadow Nature Park.

MATERIAL INFORMATION

Tenure: To be advised
Term: 0 year and 0 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: D
EPC rating: B

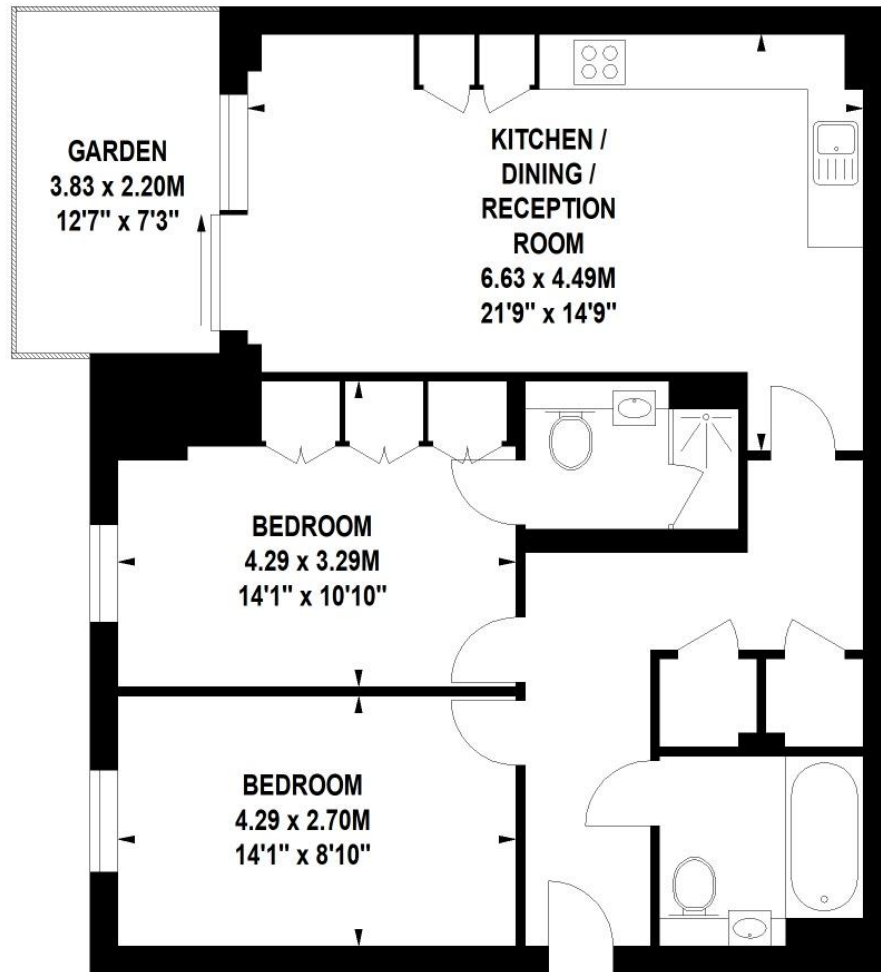
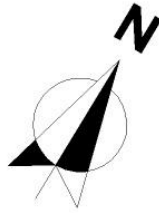


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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Lister House, Plough Lane, SW17

Approximate Gross Internal Area 73 sq.m / 786 sq. ft



First Floor

Floor Plan produced for WINKWORTH by Mays Property Marketing © . Tel 020 3397 4594

Illustration for identification purposes only. Not to scale.

Orientation, measurements, and other details are approximate and for guidance only,
purchasers should verify details independently.

Where a room has a sloping ceiling the dotted line marks 1.50M height,
and all measurements shown are at floor level.

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