



PLOUGH LANE, SW17
£435,000 LEASEHOLD

A MODERN ONE BEDROOM APARTMENT WITH A PRIVATE BALCONY.

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DESCRIPTION:

Nestled in a prime location near the vibrant hubs of Earlsfield, Tooting, and Wimbledon Park, this stunning one-bedroom apartment in Lister House offers an exceptional blend of contemporary design and luxurious living. The property showcases a sleek, designer open plan kitchen fitted with high end integrated appliances, flowing seamlessly into a stylish living and dining area. Step out onto a generously sized private balcony—ideal for both relaxation and entertaining.

The double bedroom, complete with a built-in wardrobe, provides ample space and comfort, while the chic, high-spec bathroom exudes sophistication. With thoughtful storage solutions throughout, this apartment caters to both practical and modern living needs.

As a resident of Lister House, you'll enjoy access to on-site amenities, and 24 hour on site concierge.

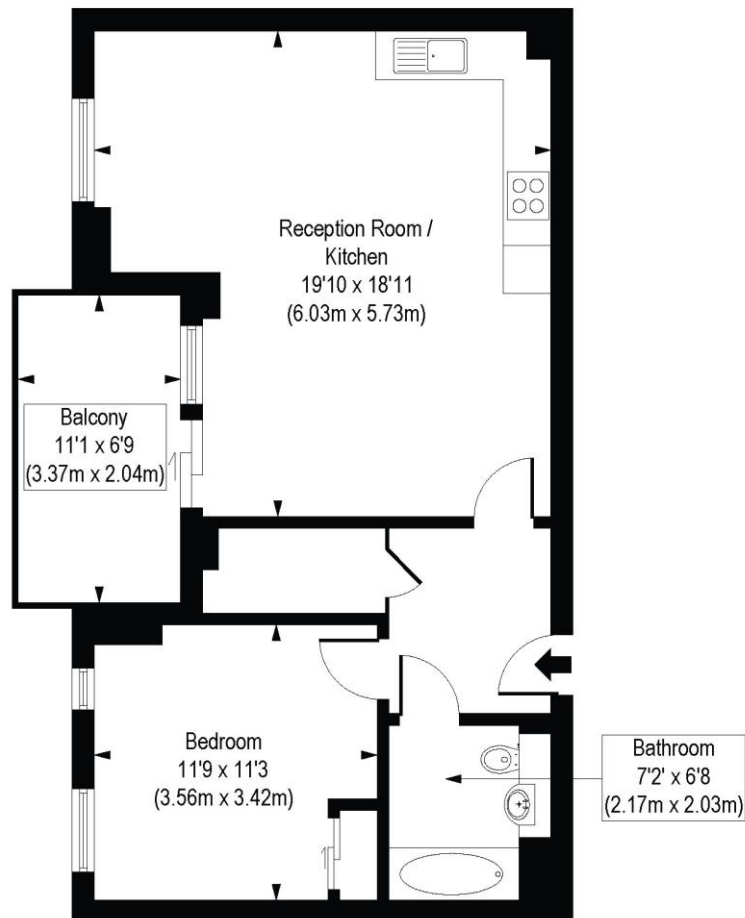
Located in the highly desirable Stadia One development, Lister House is conveniently positioned just 0.6 miles from Haydons Road mainline station, 0.7 miles from Earlsfield mainline station, and 1 mile from Tooting Broadway underground station.

Merton Council Tax: Band C



Lister House, SW17

Approx. Gross Internal Floor Area 602 sq. ft / 55.93 sq. m



Third Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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