



**Plough Lane
London
SW19**

Offers In Excess Of £180,000

bettermove

Plough Lane London

Bettermove are proud to present this studio flat in London, available with no forward chain.

This property benefits from double glazing, and electric heating throughout, with underground parking available.

The council tax band is B.

This is a leasehold property with 105 years remaining on the lease; the ground rent is £234.00, half yearly, and the service charge is £4,100.00 per annum.

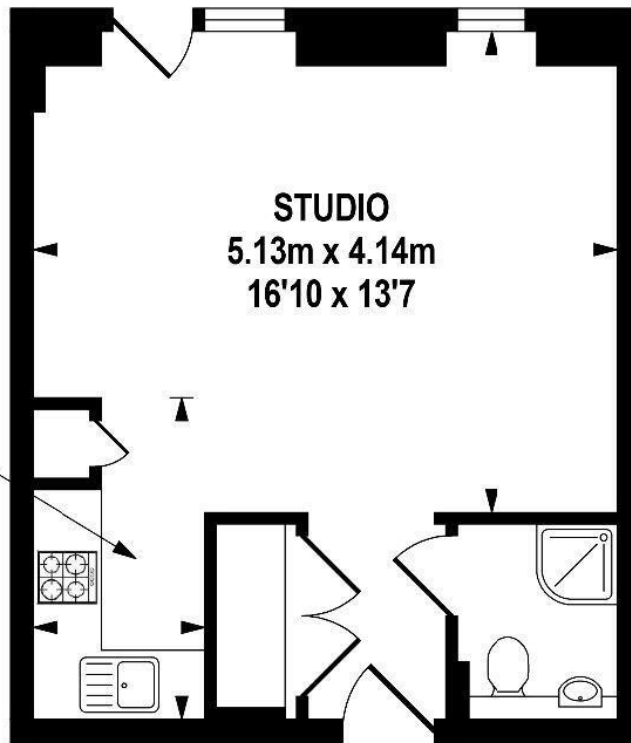
The interior of this beautifully presented property comprises an open-plan living/bedroom area, fitted kitchen, and a shower room on the ground floor. The property further benefits from communal gardens, perfect for enjoying the summer months.

Located in the popular London Borough of Merton, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Haydons Road Train Station, a variety of local bus routes, and quick access to the A24.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





KITCHEN
2.75m x 1.53m
9'0 x 5'0



STUDIO
5.13m x 4.14m
16'10 x 13'7

UPPER GROUND FLOOR FLAT
APPROX. FLOOR
AREA 30.60 SQ.M.
(329 SQ.FT.)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	78	78
England, Scotland & Wales	EU Directive 2002/91/EC 	



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