

Apartment 73



NIIGHTINGALE PLACE

BISTRO No3

Apartment 73

1 bedroom apartment

This beautiful one bedroom, fourth floor apartment has a large living/dining room that is benefitted by direct access to the apartment's terrace that runs the full width of the property. The modern kitchen is fully equipped with the latest Miele appliances and the high-specification trend continues into the main bedroom and en suite, which is fitted with Villeroy & Boch sanitaryware.

Property specifications

- Entrance hall with large storage cupboards
- Large terrace, perfect for alfresco dining
- White gloss kitchen with vibrant coloured splash backs, large storage space and granite worktops
- Spacious Lounge/dining room with feature units, offering both display and storage space
- En suite with both bath and walk in shower
- Main bedroom with floor to ceiling fitted wardrobes
- Beautiful wood flooring throughout

Guide Price £899,000 (other fees apply)

Monthly management fee: £857.23

Council Tax Band: E

Viewing by appointment with the sales office.

020 3802 1580

nightingalesales@audleyvillages.co.uk

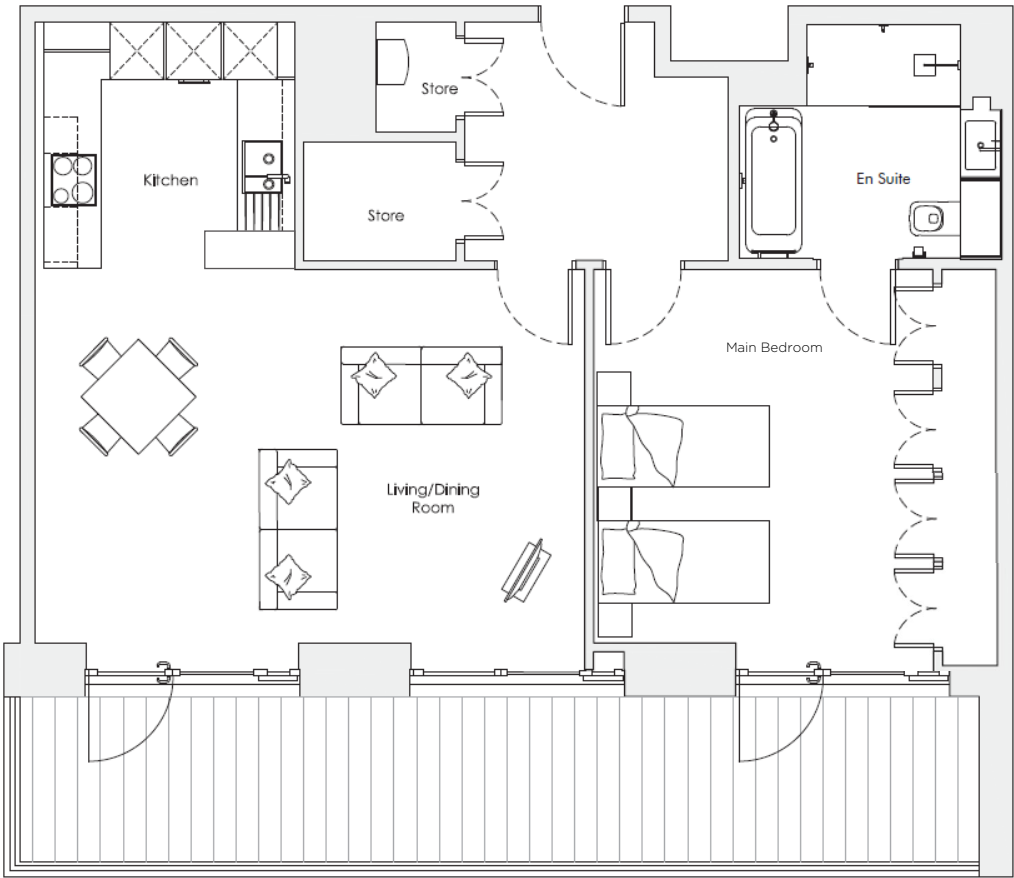


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Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	4.1 x 6.1	13'5" x 20'x0"
Kitchen	2.7 x 2.9	8'10" x 9'6"
Main Bedroom	4.1 x 4.3	13'5" x 14'1"
Balcony	1.9 x 10.6	6'3" x 34'9"

Total Sq ft. 790

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These pages are intended for marketing purposes only. Designs vary according to plot and all details should be checked at the Sales office. March 2024

