

TWO BEDROOM, FIRST FLOOR APARTMENT

**Apartment 15, Plot 29. Audley Nightingale Place,
3 Nightingale Lane, Clapham SW4 9AH
020 3802 1580**

Property specifications:

- Large open plan kitchen and living/dining room area
- SieMatic kitchen with integrated Miele appliances
- Main bedroom with built-in double wardrobes and en suite shower/bathroom
- Lift access
- Private balcony accessible from both bedrooms
- Generous second bedroom with direct access to balcony
- Guest bathroom with Villeroy & Boch sanitaryware

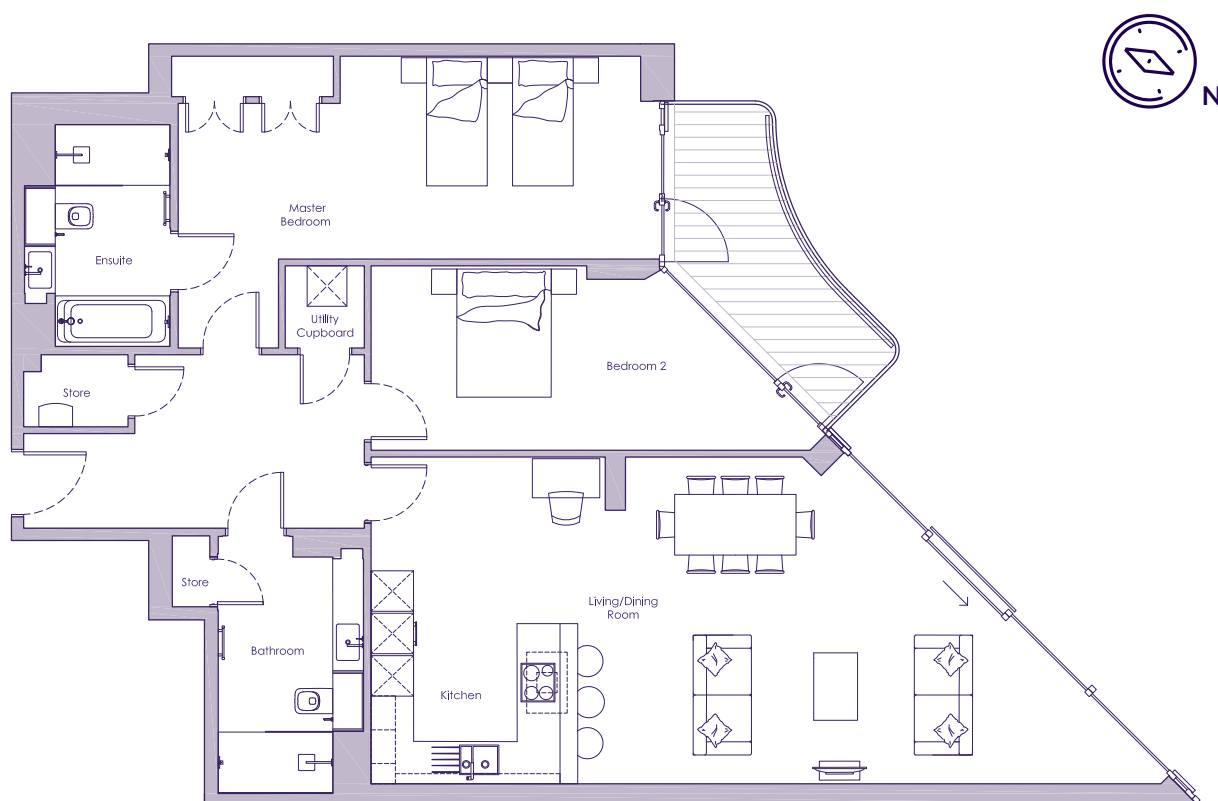
Please see the village brochure and key facts for further information.



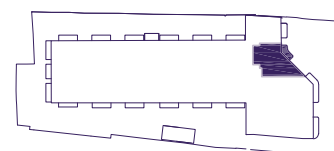
Images for illustration purposes only.

THE LAYOUT

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Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	4.8 x 7.5	15'9" x 24'7"
Kitchen	3.2 x 3.5	10'6" x 11'6"
Main Bedroom	3.0 x 6.9	9'10" x 22'8"
Bedroom 2	2.7 x 6.5	8'10" x 21'4"
Balcony (approx)	4.6 x 1.5	11'10" x 4'11"



These floor plans are illustrative and for marketing purposes only. Maximum measurements are shown with longer dimension quoted first. Dimensions are quoted for the main area of the room only. Built-in wardrobes not included in the overall room dimensions. Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot. All details should be checked at the Sales Office. October 2018.