

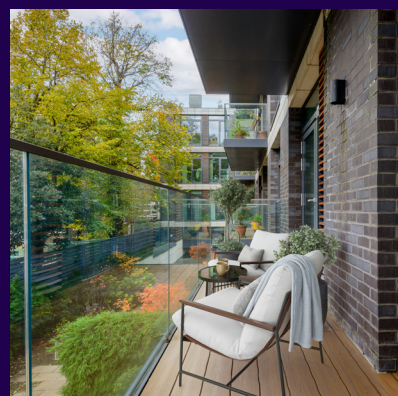
# TWO BEDROOM, FIRST FLOOR APARTMENT

**Apartment 28, Plot 16. Audley Nightingale Place,  
3 Nightingale Lane, Clapham SW4 9AH  
020 3802 1580**

## Property specifications:

- Balcony accessible from both bedrooms
- Large main bedroom with built-in double wardrobes and en suite shower room with Villeroy & Boch sanitaryware
- Open plan kitchen/living/dining area with floor to ceiling windows
- Luxury SieMatic kitchen with integrated Miele appliances
- Family bathroom with walk-in shower
- Plenty of useful storage
- Lift access

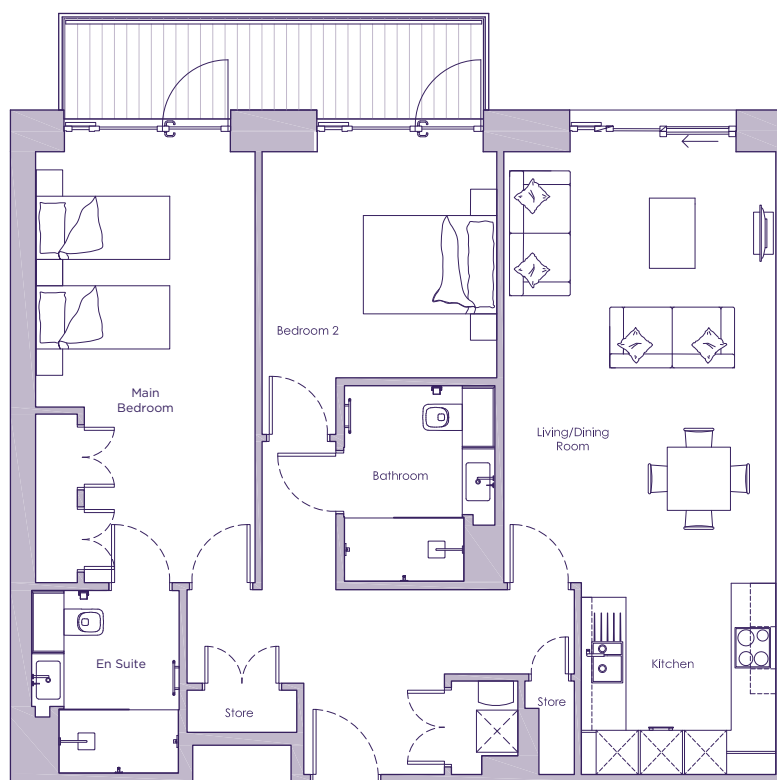
Please see the village brochure and key facts for further information.



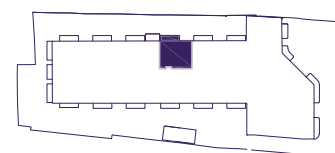
Images for illustration purposes only.

# THE LAYOUT

**Apartment 28, Plot 16. Audley Nightingale Place,  
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Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	6.1 x 3.9	20'0" x 12'10"
Kitchen	2.7 x 2.8	8'10" x 9'2"
Main Bedroom	6.1 x 3.1	20'0" x 10'2"
Bedroom 2	3.2 x 3.3	10'6" x 10'10"
Balcony (approx)	1.2 x 6.0	3'11" x 19'8"



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.