

# TWO BEDROOM, THIRD FLOOR APARTMENT

**Apartment 57, Plot 55. Audley Nightingale Place,  
3 Nightingale Lane, Clapham SW4 9AH  
020 3802 1580**

## Property specifications:

- Balcony accessed from living/dining area and second bedroom
- SieMatic kitchen with integrated Miele appliances including dishwasher, fridge/freezer and oven
- Second bedroom and shower room with walk-in shower
- Villeroy & Boch sanitaryware
- Hallway storage and separate utility area
- Lift access
- Main bedroom with built-in double wardrobes and en suite shower room

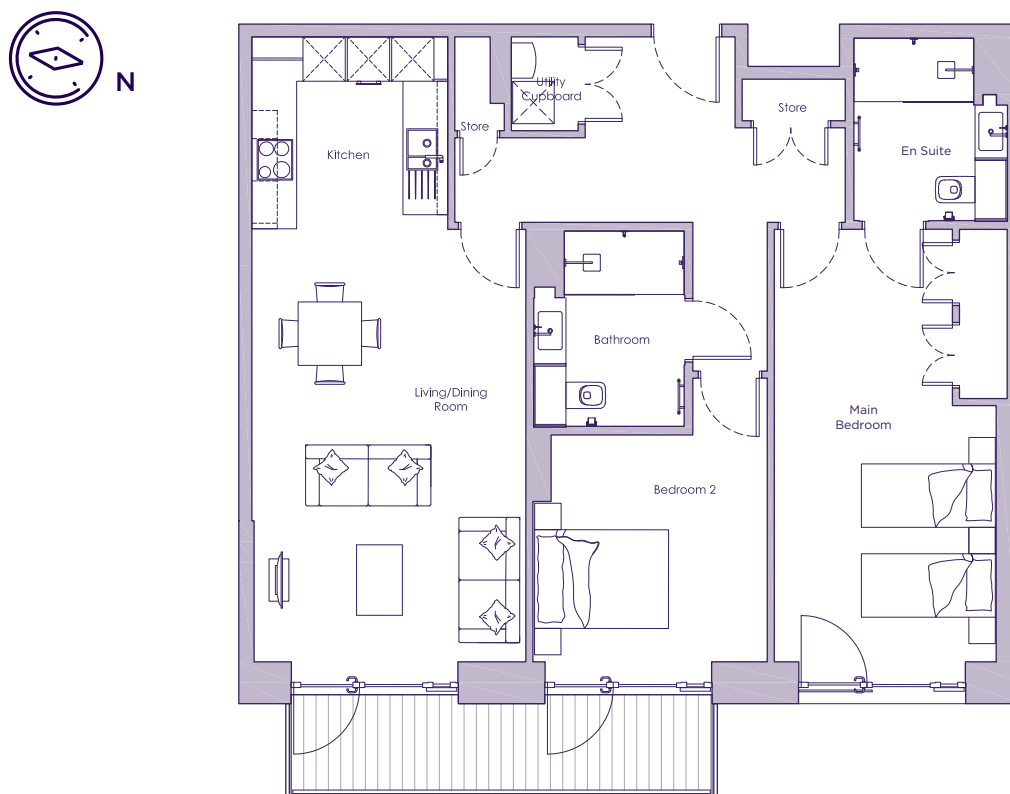
Please see the village brochure and key facts for further information.



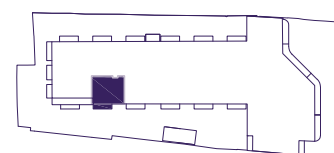
Images for illustration purposes only.

# THE LAYOUT

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Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	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 3.2	20'0" x 10'6"
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.