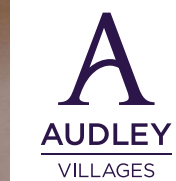


APARTMENT 91 NIGHTINGALE PLACE

Guide Price £950,000
(other fees apply)



It can only be Audley.



Step into this beautifully designed apartment where sleek finishes meet effortless style. The open-plan living and kitchen space is bathed in natural light, featuring contemporary cabinetry and a striking splashback that adds a touch of elegance. The spacious bedroom offers ample built-in storage and warm wood flooring. Enjoy sweeping views across lush greenery and charming rooftops from your private balcony — the perfect spot for morning coffee or evening sunsets. A rare blend of luxury, convenience, and tranquillity awaits you.

Key Features

- Prime location on the fifth floor, with lift access
- Private balcony with outstanding views over treetops and London skyline
- En suite shower room in the bedroom
- SieMatic S2/ Miele kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a Siemens washer dryer

Fees

Monthly management fee:

Option 1 - £1,498.57

Option 2 - £870.42

Council Tax Band: F

Tenure: Leasehold

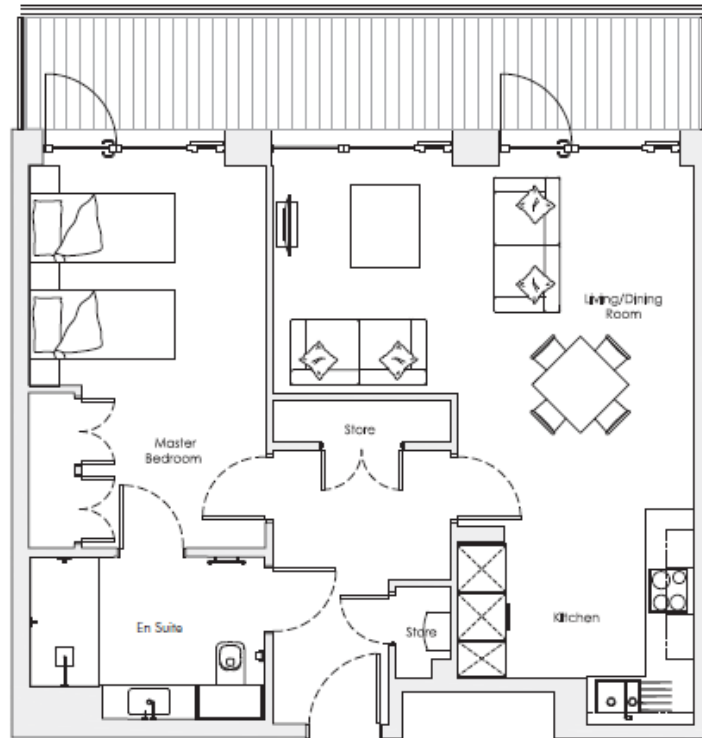
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater.

Option 1: 1, 2 or 3 bed: 1.5% per year or part-year to a maximum of 10 years (15%). Option 2: 1, 2 or 3 bed: 2% per year or part-year to a maximum of 10 year. (20%)Option dependent on property, as per the lease.

Viewing by appointment with the sales office.

020 3802 1587 nightingalesales@audleyvillages.co.uk

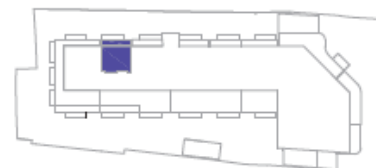




Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	3.0 x 5.6	9'10" x 18'4"
Kitchen	2.8 x 3.1	9'2" x 10'2"
Master Bedroom	5.0 x 3.1	16'5" x 10'2"
Roof Terrace	1.5 x 9.0	4'11" x 29'6"



Furniture shown to illustrate possible room layouts and not included in sale.

