

APARTMENT 41 NIGHTINGALE PLACE

Guide Price £1,175,000
(other fees apply)



It can only be Audley.



This beautifully curated apartment stands out for its rare combination of **dual-aspect windows** and **three generous balconies**, flooding the home with natural light and fresh air throughout the day. Each balcony offers ample space for an avid gardener, with room for substantial planting that seamlessly extends the living areas outdoors. Inside, calm, cohesive interiors balance warmth and functionality, creating a refined yet relaxed home that feels both contemporary and quietly luxurious.

Key Features

- Excellent indoor-outdoor flow, enhancing both lifestyle and entertaining potential
- High-spec kitchen fitted with premium **Miele** integrated appliances (including fridge freezer, dishwasher, oven, hob, microwave oven, and a Siemens washer dryer)
- Maximum amount of morning and afternoon sun with access to the outdoors via three balconies

Fees

Monthly management fee:

Option 1 - £1,688.16

Option 2 - £1,025.36

Annual parking: £2,458.18

Council Tax Band: F

Tenure: Leasehold

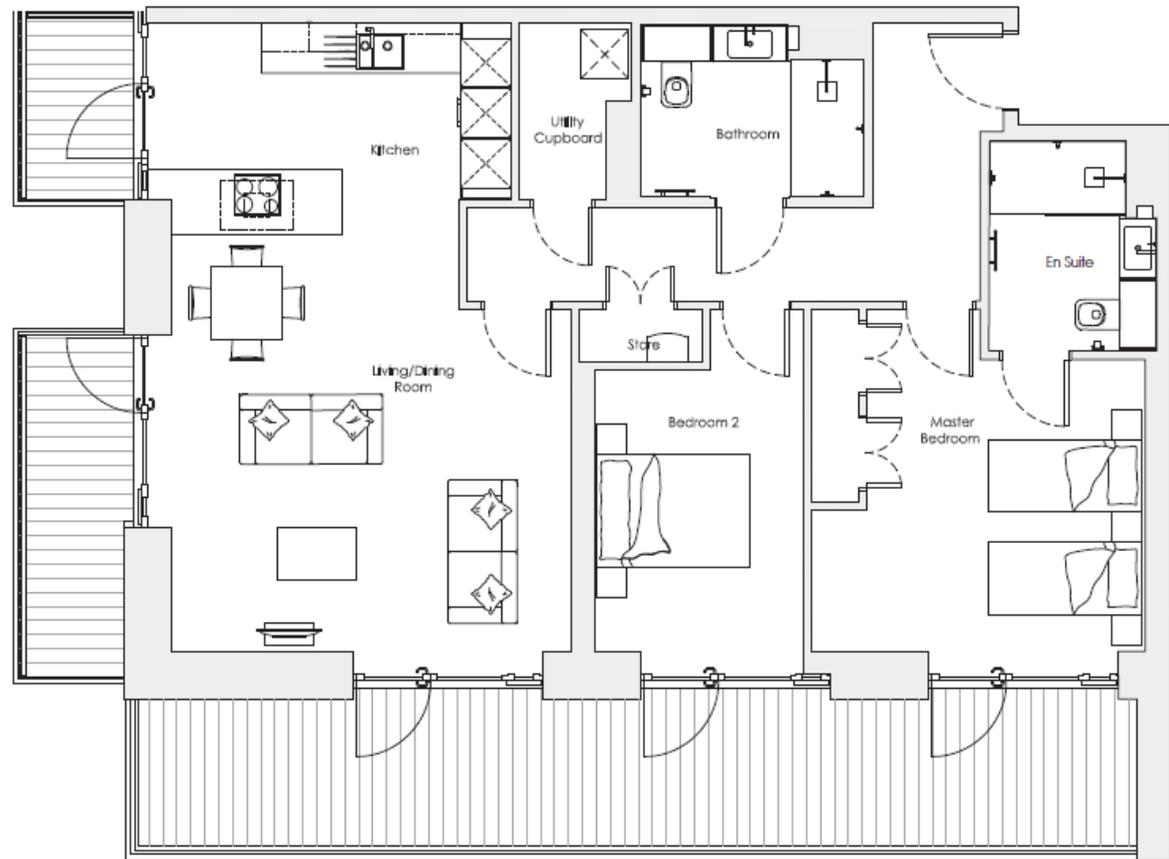
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater.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

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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.

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

Internal Measurements

Metric (m)

Imperial (ft)

Living/Dining Room	4.3 x 5.0	14'1" x 16'5"
Kitchen	2.2 x 4.3	7'3" x 14'1"
Master Bedroom	3.6 x 4.2	11'10" x 13'9"
Bedroom 2	3.5 x 2.6	11'6" x 8'6"
Balcony 1	2.3 x 1.2	7'7" x 3'11"
Balcony 2	4.3 x 1.2	14'1" x 3'11"
Balcony 3	1.9 x 12.5	6'3" x 41'0"

