

APARTMENT 60 NIGHTINGALE PLACE

Guide Price £825,000
(other fees apply)



It can only be Audley.



This beautifully presented third-floor apartment offers a harmonious blend of modern design and comfortable living, with bright, well-proportioned interiors and elegant finishes throughout. The spacious living and dining area flows seamlessly to a generous west-facing balcony, creating an inviting extension of the home and a perfect setting to enjoy warm afternoon and evening sunlight. Thoughtfully designed interiors include a stylish open-plan kitchen, a serene bedroom with calming views, and a contemporary bathroom finished to a high standard. The expansive balcony, enhanced with attractive planting, provides a peaceful outdoor retreat ideal for relaxing, entertaining, or simply enjoying the changing light across the surrounding treetops.

Key Features

- Bright apartment with well-proportioned interiors
- Generous west-facing balcony
- SieMatic S2/ Miele kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a Siemens washer dryer
- En suite shower room in the bedroom with Jack-and-Jill doors

Fees

Monthly management fee:

Option 1 - £1,629.54

Option 2 - £946.49

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.

020 3802 1587 nightingalesales@audleyvillages.co.uk



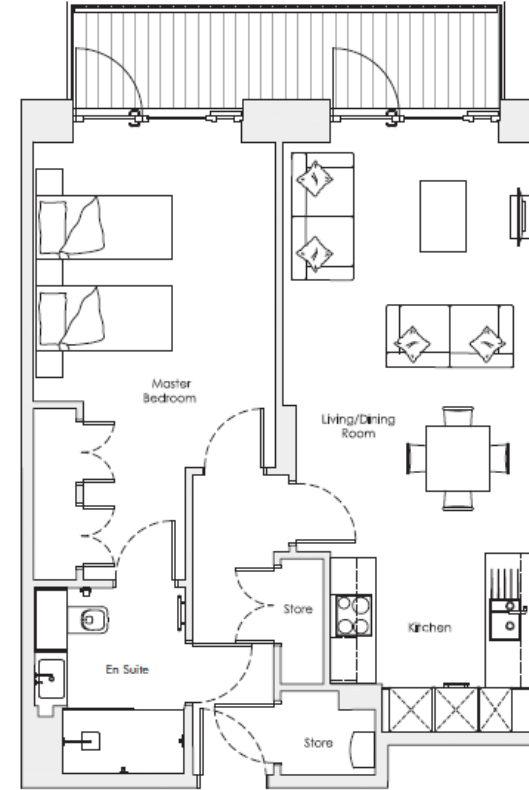


Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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

Some photos of this property have been virtually staged for illustrative purposes. Furnishings have been digitally added and are not included in the sale.



Internal Measurements

Living/Dining Room
 Kitchen
 Master Bedroom
 Balcony

Metric (m)

5.7 x 3.5
 2.5 x 2.8
 4.6 x 3.4
 1.2 x 6.0

Imperial (ft)

18'8" x 11'6"
 8'2" x 9'2"
 15' 1" x 11'2"
 3'11" x 19'8"

