

APARTMENT 47 NIGHTINGALE PLACE

Guide Price: £800,000
(other fees apply)



It can only be Audley.



Situated on the second floor, just a few steps from the main lifts, this beautifully presented apartment occupies one of the most private positions within Nightingale Place. Overlooking the landscaped resident gardens, it enjoys a peaceful, leafy outlook from both the generous balcony and floor-to-ceiling windows, creating an exceptional sense of light and calm. Thoughtfully designed with contemporary finishes throughout, the apartment offers comfortable open plan living in an elegant setting.

Key Features

- Spacious, open plan living; perfectly tailored to its 660sq ft
- Conveniently located next to two main lifts
- Private balcony overlooking landscaped gardens
- SieMatic kitchen with integrated Miele appliances, including fridge freezer, dishwasher, oven, hob, microwave oven, and a Siemens washer dryer

Fees

Monthly management fee:

Option 1 - £1,629.54

Option 2 - £946.49

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



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	Metric (m)	Imperial (ft)
Living/Dining Room	5.8 X 3.5	19'0" x 11'6"
Kitchen	2.5 X 2.9	8'2" x 9'6"
Main Bedroom	4.0 X 3.3	13'1" x 10'10"
Balcony	1.2 X 6.0	3'11" x 19'8"

Built-in wardrobes in bedrooms have not been included in the overall dimensions. All dimensions are approximate and represent maximum measurements. Furniture shown is for illustrative purposes only and is not included in the sale.

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		



