# APARTMENT 14 NIGHTINGALE PLACE

Guide Price £1,200,000
(other fees apply)

2 2

*It can only be Audley.*

AUDLEY VILLAGES

Beautifully presented apartment with dual aspect windows overlooking the most sought-after views in the building. Filled with natural, Southern sunlight and the open-air ambience of the Clapham Common, this flat combines comfort, style and tranquillity, all within London's Zone 2.

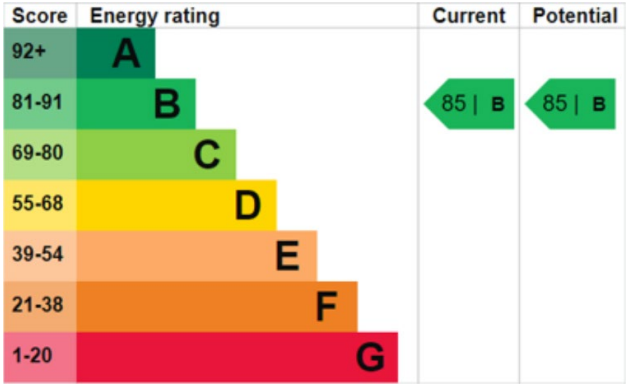
**Key Features**

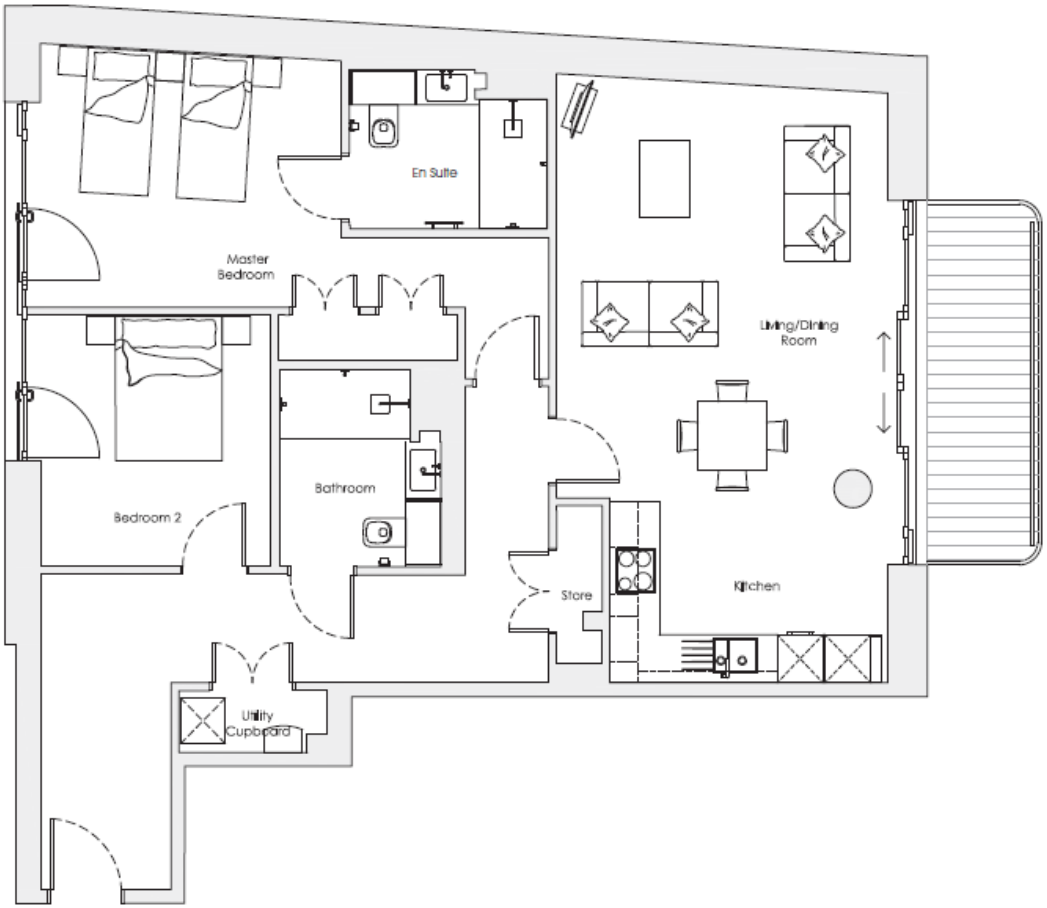
- Private balcony with outstanding views over the Common
- Lovely South and North-facing views for maximum sunlight
- SieMatic S2/ Miele kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a Siemens washer dryer
- Elongated and spacious entry corridor with plenty of wall space for beautiful art
- 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 - £1,688.16
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.
020 3802 1587  nightingalesales@audleyvillages.co.uk



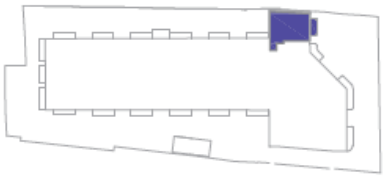
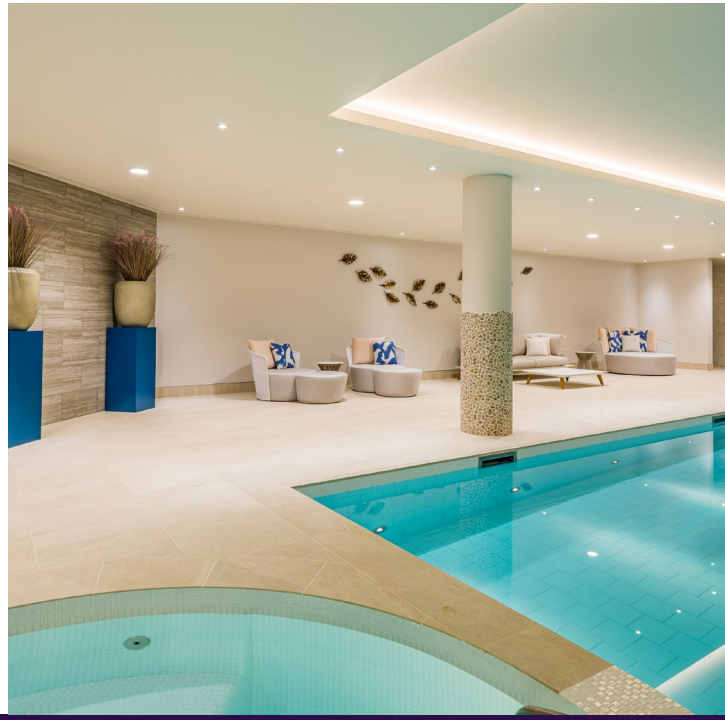




Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

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 | Metric (m) | Imperial (ft) |
|---|---|---|
| Living/Dining Room | 5.6 x 4.4 | 18'4" x 14'5" |
| Kitchen | 2.4 x 3.7 | 7'10" x 12'2" |
| Master Bedroom | 3.5 x 3.9 | 11'6" x 12'10" |
| Bedroom 2 | 3.3 x 3.0 | 10'10" x 9'10" |
| Balcony | 4.7 x 1.5 | 15'5" x 4'11" |



NIGHTINGALE PLACE