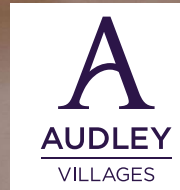


# APARTMENT 78 NIGHTINGALE PLACE

Guide Price £1,275,000  
(other fees apply)



*It can only be Audley.*



A beautiful two bedroom apartment, located on the fourth floor with west facing views. The modern integrated kitchen is fully equipped with the latest Miele appliances and offers open plan living with the living/dining room. The spacious main bedroom features two fitted wardrobes, an en suite shower room and direct access to private balcony. There is an additional second double bedroom and bathroom fitted with Villeroy & Boch sanitaryware.

### Key Features

- Entrance hall with large storage cupboards
- Two bedrooms with generous main bedroom
- Two bathrooms including en suite to main bedroom
- West facing, amazing sunset views
- Fourth floor with lift access
- Parking available to rent
- Private balcony accessible from both bedrooms

### Fees

Monthly management fee:

Option 1 - £1,688.13

Option 2 - £1,025.36

Council Tax Band: F

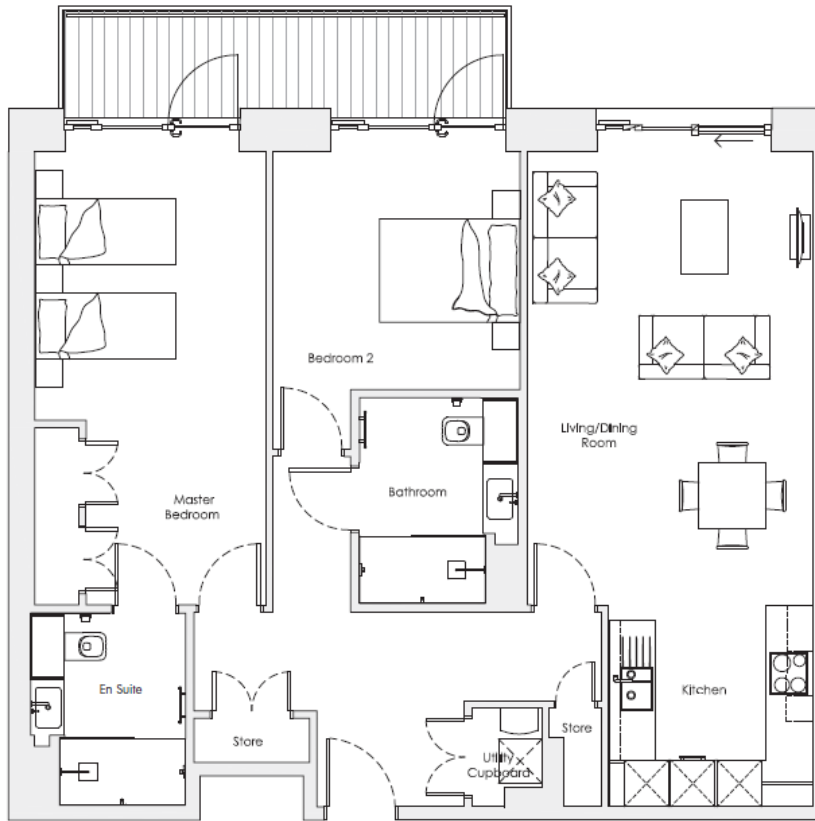
**Tenure:** Leasehold

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, please ask the sales team for more information.

Viewing by appointment with the sales office.

020 3802 1587 [nightingalesales@audleyvillages.co.uk](mailto:nightingalesales@audleyvillages.co.uk)





Score	Energy rating	Current	Potential
92+	A		
81-91	B	87   B	87   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	6.1 x 3.9	20'0" x 12'10"
Kitchen	2.7 x 2.8	8'10" x 9'2"
Master Bedroom	6.1 x 3.1	20'0" x 10'2"
Bedroom 2	3.2 x 3.3	10'6" x 10'10"
Balcony	1.2 x 6.0	3'11" x 19'8"

