

TWO BEDROOM, THIRD FLOOR APARTMENT

**Apartment 50, Plot 62. Audley Nightingale Place,
3 Nightingale Lane, Clapham SW4 9AH
020 3802 1580**

Property specifications:

- Spectacular balcony with views of Clapham Common
- Luxury SieMatic kitchen with integrated Miele appliances including dishwasher, fridge/freezer and oven
- Spacious open plan living/dining room
- Additional WC
- Main bedroom with walk-in wardrobe and en suite featuring walk-in shower, bath and Villeroy & Boch sanitaryware
- Second double bedroom with double fitted wardrobes, and en suite with walk-in shower
- Lift access

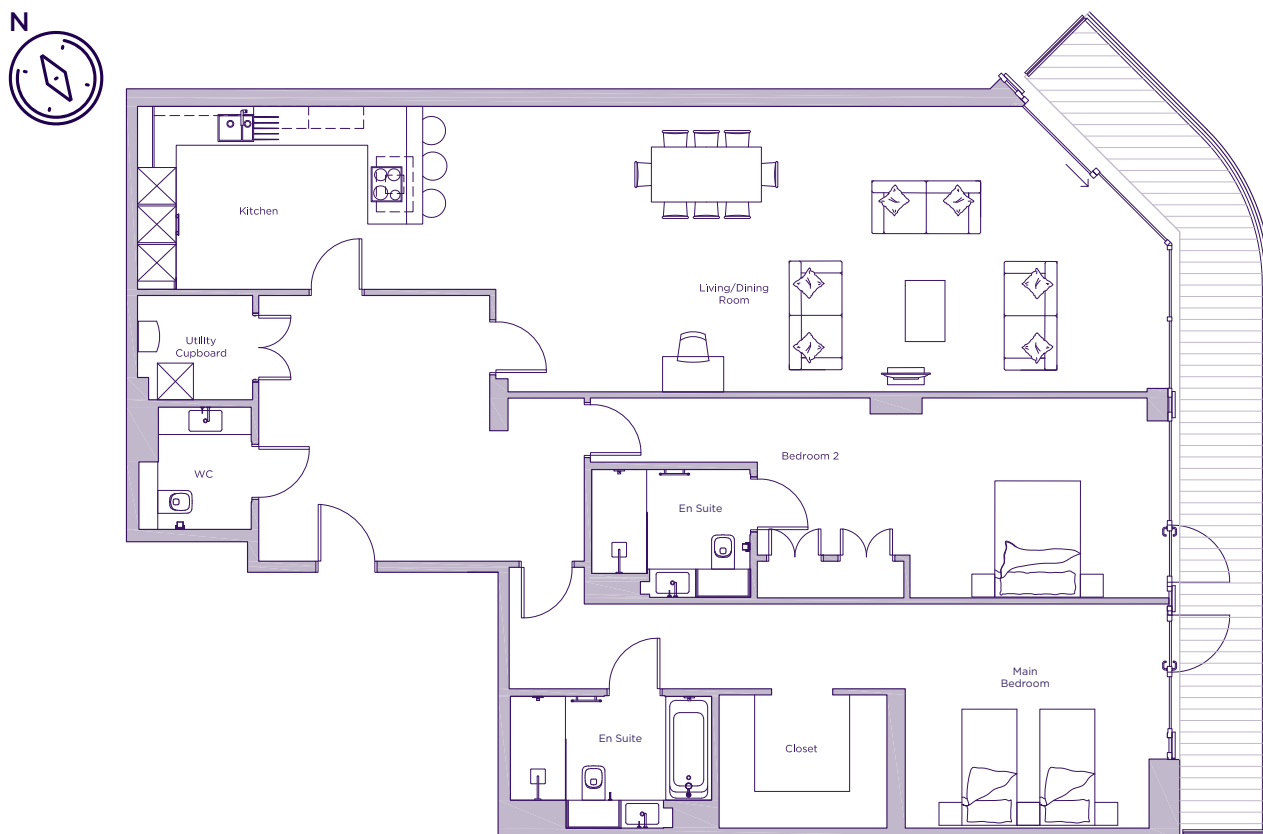
Please see the village brochure and key facts for further information.



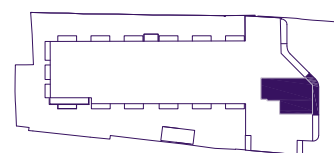
Images for illustration purposes only.

THE LAYOUT

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Internal Measurements	Metric (m)	Imperial (ft)
Living/dining room	4.7 x 10.8	15'5" x 35'5"
Kitchen	3.0 x 5.9	9'10" x 19'4"
Main bedroom	3.7 x 4.0	12'2" x 13'1"
Bedroom 2	3.3 x 6.4	10'10" x 21'0"
Balcony (approx)	14.2 x 1.5	46'7" x 4'11"



These floor plans are illustrative and for marketing purposes only. Maximum measurements are shown with longer dimension quoted first. Dimensions are quoted for the main area of the room only. Built-in wardrobes not included in the overall room dimensions. Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot. All details should be checked at the Sales Office. October 2018.