

TWO BEDROOM, SECOND FLOOR APARTMENT

**Apartment 40, Plot 38. Audley Nightingale Place,
3 Nightingale Lane, Clapham SW4 9AH
020 3802 1580**

Property specifications:

- Large open plan kitchen/living/dining room
- Luxury SieMatic kitchen with integrated Miele appliances including dishwasher, fridge/freezer and oven
- Second double bedroom
- Private balcony
- Second bathroom with walk-in shower and Villeroy & Boch sanitaryware
- Main bedroom with double fitted wardrobe and en suite featuring walk-in shower and Villeroy & Boch sanitaryware
- Lift access

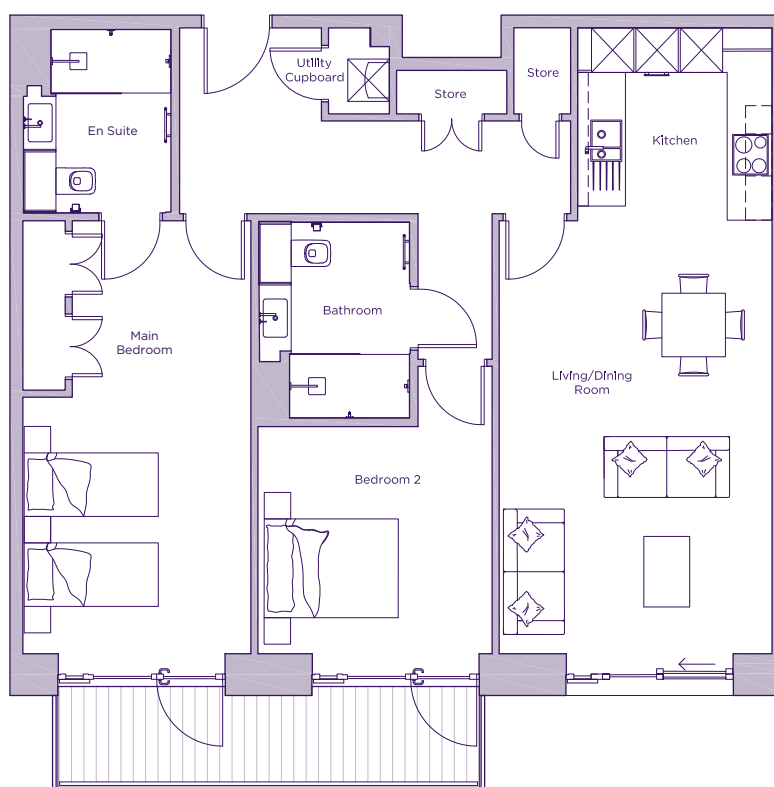
Please see the village brochure and key facts for further information.



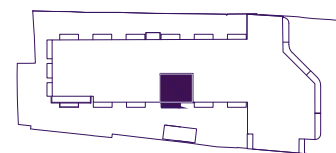
Images for illustration purposes only.

THE LAYOUT

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Internal Measurements	Metric (m)	Imperial (ft)
Living/dining room	6.10 x 3.90	20'0" x 12'10"
Kitchen	2.70 x 2.80	8'10" x 9'2"
Main bedroom	6.10 x 3.20	20'0" x 10'6"
Bedroom 2	3.20 x 3.30	10'6" x 10'10"
Balcony (approx)	1.20 x 6.00	3'11" x 19'8"



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.