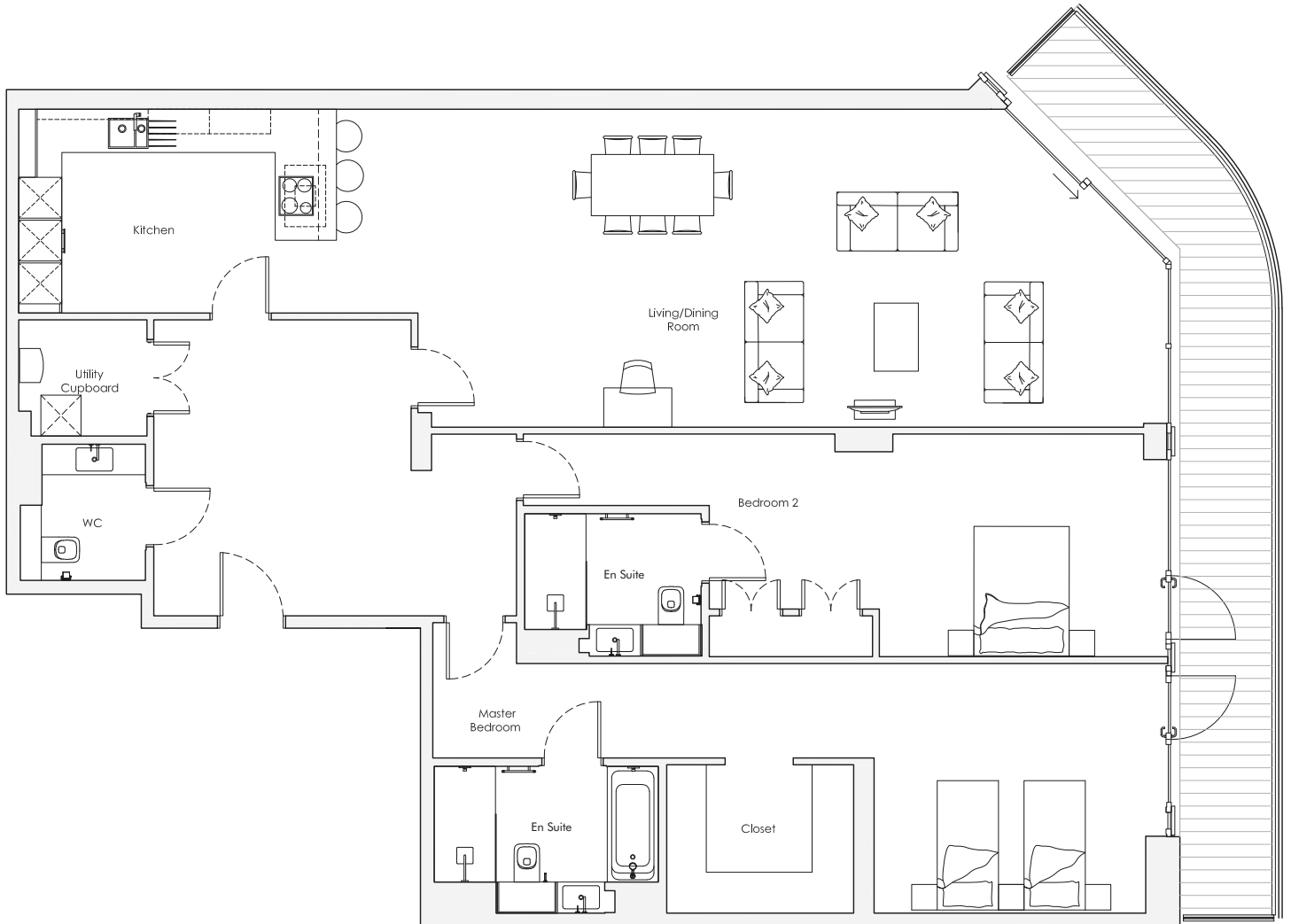


Audley Nightingale Place

Third Floor
Apartment 50

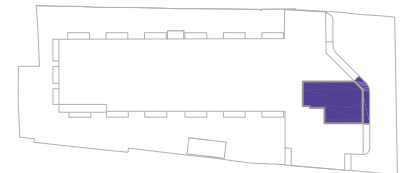


Internal Measurements

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"
Master Bedroom	3.7 x 4.0	12'2" x 13'1"
Bedroom 2	3.3 x 6.4	10'10" x 21'0"
Balcony	14.2 x 1.5	46'7" x 4'11"



Audley Nightingale Place
3 Nightingale Lane, London SW4 9AH
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Drawings are preliminary and may be subject to change pending detailed design. Furniture for illustration purposes only. Built-in wardrobes in bedrooms have not been included in the overall dimensions. Dimensions indicate main area of room only. These pages are intended for marketing purposes only. Designs vary according to plot and all details should be checked at the Sales Office.
April 2018

122062



Audley Nightingale Place

Third Floor
Apartment 50



2 bedroom, third floor apartment

The largest two bedroom, three bathroom apartment with views over Clapham Common. The master bedroom has a walk-in wardrobe and an en suite bathroom with a walk-in shower. The private balcony can be accessed from the open plan kitchen/living room and both bedrooms.

Property specifications:

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



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