

# NIGHTINGALE PLACE VILLAGE







## OWN YOUR RETIREMENT

Our idea of retirement is different. At Audley you're in charge, which means you can live the life you love, keep your highly valued independence and own your own property. Because when you've worked hard to become the person you are today, we believe you shouldn't have to change your lifestyle when you retire.

We look after the maintenance and security of your property and the grounds, leaving you free to spend your time however you wish. You could explore the stunning landscaped gardens, enjoy fine dining in our restaurant, indulge in some pampering at the Audley Club or keep up your love of travel knowing your home is safe and sound. What's more, you could join one of our regular get-togethers, take part in an exercise class, de-stress at a mindfulness session or make use of our extensive Audley Care services – all of which are part of our health and wellbeing programme.

Owning a home at Nightingale Place gives you a truly independent lifestyle in a beautiful and secure environment. We look forward to showing you around.







## NIGHTINGALE PLACE LUXURY RETIREMENT VILLAGE

Located in the heart of Clapham, overlooking the historic Clapham Common is Audley Nightingale Place, Audley's first London village. Boasting a highly desirable location in South West London and an impressive surrounding landscape, the village is home to a variety of stunning apartments. At the heart of the village is the Audley Club, with its own luxury health club, swimming pool, cinema, restaurant, bar and bistro.







# DESIRABLE LOCATION

## SURROUNDED BY BEAUTY AND CHARACTER

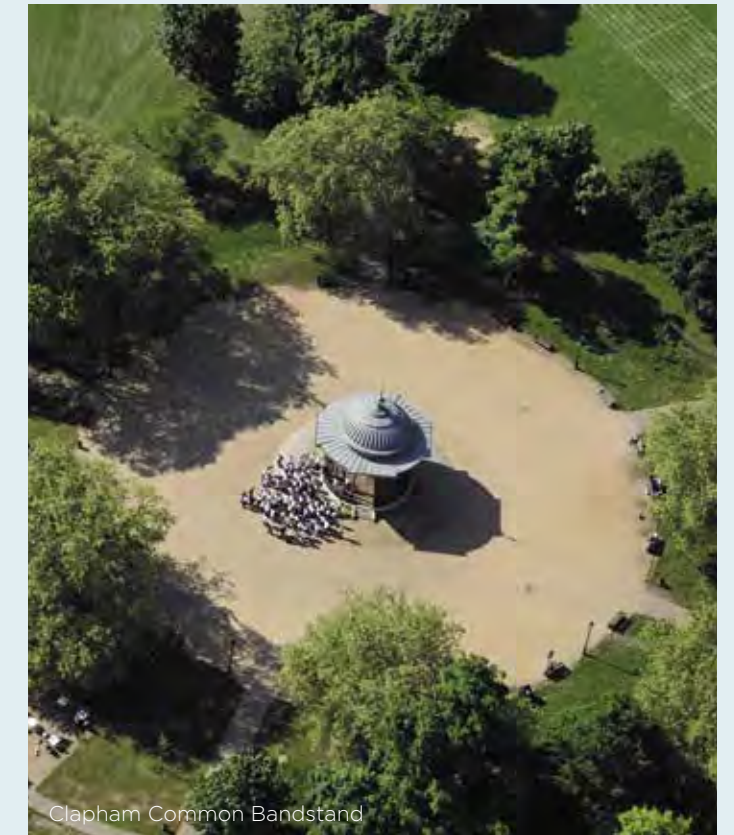
Set within the thriving social culture of Clapham, Audley Nightingale Place is a luxury village comprising 94 one, two and three bedroom apartments. All the properties are designed to enhance and complement the local surroundings and are in keeping with the contemporary and beautiful character of Clapham.



## RICH WITH LONDON HISTORY

Clapham Common was originally common land for the parishes of Battersea and Clapham, however from the 1790's onwards many fine houses were built around the common as it became a fashionable location, and still is today.

Audley Nightingale Place was originally the site of the Metropolitan Police Headquarters, serving the city and local area. Now a luxury retirement village, Nightingale Place offers owners the chance to live in a desirable location that played a significant role in the London community.



Clapham Common Bandstand





Clapham South Underground Station



Clapham Common

Whether you want to be active, exercise and make the most of the local amenities, or simply take it easy, take stock and enjoy a little peace – it's entirely up to you.

## VIBRANT CITY LIVING

Overlooking Clapham Common, Audley Nightingale Place has everything from beautiful walks to a wide variety of boutique shops, restaurants and bars on your doorstep. Take a short walk from the village to Clapham High Street and you'll also come across the area's independent Picturehouse cinema.

The village is conveniently located just moments away from Central London. Catch the Underground or use the regular bus service running right outside the village to be in the heart of the city within 20 minutes, where you'll find all the culture that London is famous for. Nearby, Clapham Junction train station also provides direct train services to Gatwick Airport and the South Coast.



Shops and cafés, Clapham Common



# WHERE YOU CAN FIND US



## PUBLIC TRANSPORT

Buses run every 15 minutes from Clapham Junction station to Clapham South Underground station, which is located next door to Audley Nightingale Place. Take the G1 bus heading south towards Streatham Green. Train services run every 10 minutes from Clapham Junction station to Balham station. Balham station is the closest National Rail train station to Audley Nightingale Place. At Balham station head towards the Underground and take the Northern Line one stop northbound to Clapham South Underground station. Exit the Underground onto Nightingale Lane. Audley Nightingale Place is on the left.

## DRIVING

If you are driving here we recommend taking advantage of the off-street parking that is available nearby the village.

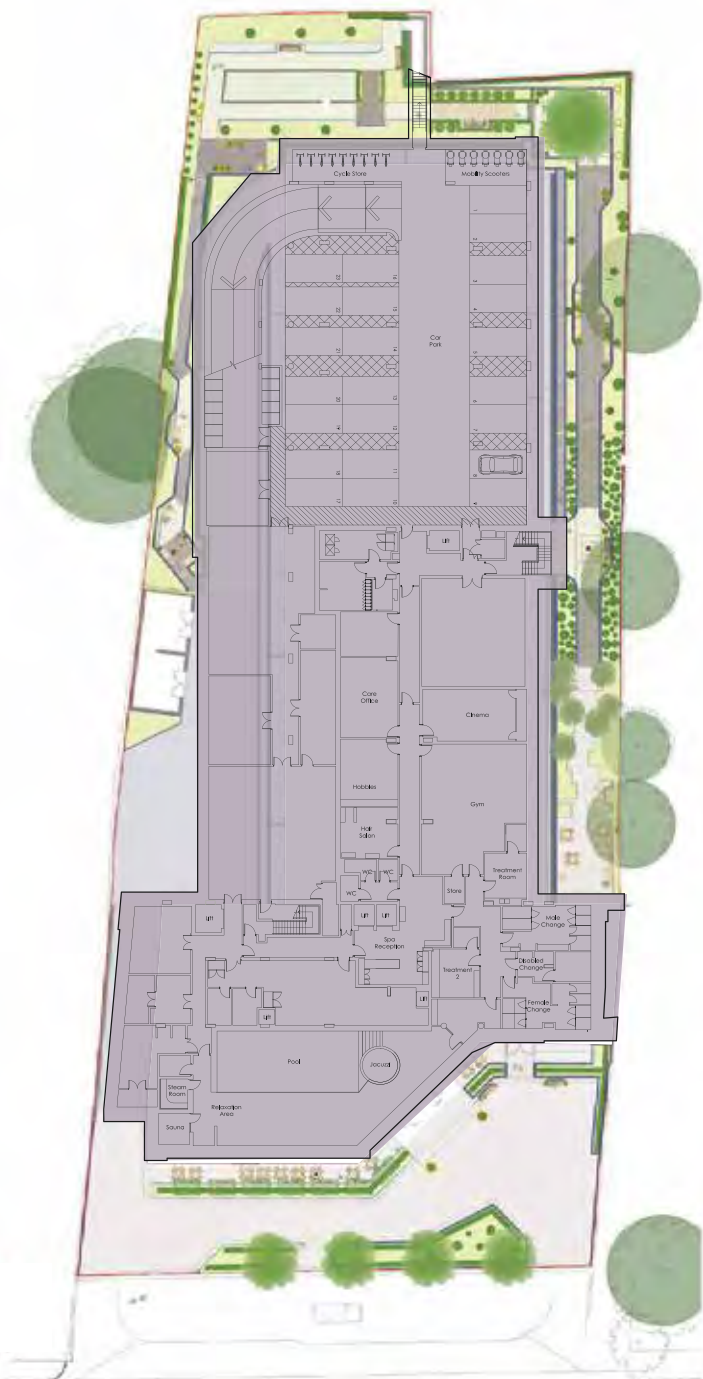
We are located at the following address:  
Audley Nightingale Place, 3 Nightingale Lane, London SW4 9AH

## SITE MAP



## GROUND LEVEL

- Reception
- Bar & bistro
- Restaurant
- Private dining area
- Library
- Lounge
- Guest suites



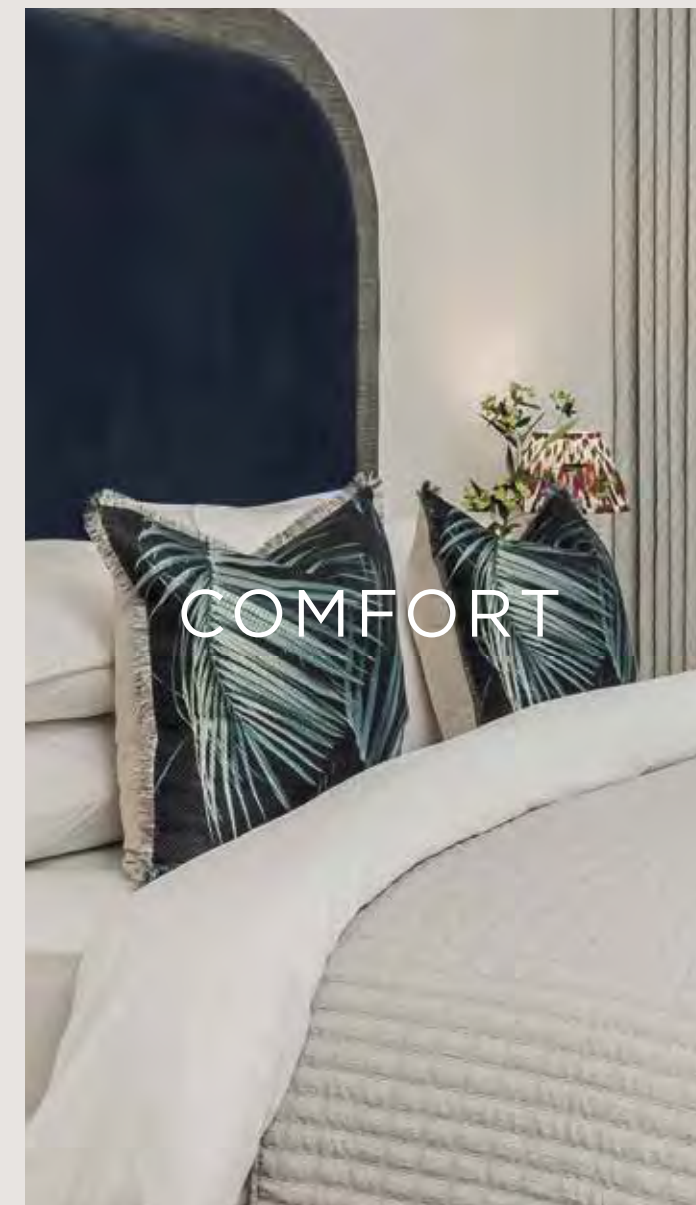
## LOWER GROUND LEVEL

- Pool & jacuzzi
- Gym
- Treatment rooms
- Cinema
- Hairdressers
- Hobbies room
- Care office
- Cycle store
- Car park











WELCOME  
TO THE

# AUDLEY CLUB







## THE AUDLEY CLUB - LIVE WELL, STAY WELL



At Audley, living well and staying well is our number one priority, which is why when you move to one of our retirement villages, you automatically become a member of the Audley Club. You will be looked after by our highly trained Audley Club team who have been chosen for their exceptional personal qualities and provide nothing less than a 'concierge' level of service – ensuring you get the most out of your Club membership.

This membership entitles you to exclusive access to our lounge and library, luxury health and wellbeing centre, and gives you priority booking at our restaurant, bar and bistro. We have also identified eight aspects of mental health and wellness, including emotional, social and intellectual, and have developed a comprehensive programme to support them.

These include:

- Nutritional advice
- Financial advice services
- Creative workshops



THE AUDLEY CLUB  
LUXURY FACILITIES

There's so much to enjoy  
at Nightingale Place.

HEALTH & FITNESS

**Indoor swimming pool and relaxation area**

Take a dip without worrying about  
the weather.

**Exercise in the fitness studio**

Our qualified staff can advise on the right  
programme or exercise class for you.

LIVING WELL

**Time to yourself in the library and lounge**

When you want some real peace and quiet,  
you will find it in the library amongst our huge  
range of books or sit and relax in our lounge.

**A stylish, comfortable cinema**

With regular screenings of your favourite films,  
it's the perfect way to spend an afternoon.

Also yours to enjoy at an additional cost:

**Spa therapies in our treatment rooms**

Professional beauticians and therapists  
will be available to offer manicures, pedicures,  
massages and facials to help you feel  
pampered and relaxed.

**Hair salon**

Your hair appointment will be just a few  
short steps from your front door with  
one of the area's top hairdressers.

**Exquisite dining in the restaurant,  
bar and bistro**

Not only do our chefs use local ingredients  
to create great menus, but while you dine  
you can also enjoy stunning views.

**Luxury guest suites**

If your family and friends come to visit,  
treat them to a stay in our luxury guest suite.  
And, as an Audley owner, you can also take  
advantage of a guest suite at any of our  
UK villages.







# AUDLEY CARE

## CARING APPROACH

At Audley Care we encourage our carers to inject a little brightness into each customer's day. That spark of positivity could come in the form of a chat about local events, help with the crossword or a look through the family photo album. We believe little touches like that improve the quality of life for our customers. That is why we offer a range of care services tailored around each customer's individual needs, with the flexibility to amend those choices at any time. Whilst we do not provide nursing care, our home care service includes:



### Companionship

Someone to accompany you to appointments or a companion to share your hobbies and interests.



### Housekeeping

A hand with domestic tasks like cooking, cleaning and ironing.



### Specialist help

Such as those recovering from a stroke, living with multiple sclerosis, struggling with dementia or diagnosed with Parkinson's.



### Lifestyle

Supplemental services like food preparation and shopping to assist with nutritional requirements.



### Practical care

Assistance with more tactile and intimate healthcare needs. Our high standards ensure carers always have consideration for the dignity of our customers.



### Extended care

Services like live-in care, night care or simply holiday cover.

## CARE OF THE HIGHEST LEVEL

As one of the UK's most respected care providers and a leader in its field, Audley is recognised, registered and regularly audited by the Care Quality Commission (CQC). That means the carer you invite into your home is rigorously trained and highly qualified, and our standard of care is second to none.

## SAFE AND SECURE

With CCTV covering the entire village, rest assured that you're in the safest of hands. In each property you'll find an intruder, smoke and heat alarm connected to the central monitor alarm, alongside a dedicated emergency call system. With staff on call every minute of every day, we're always just a quick phone call away.

## HEALTH AND WELLNESS

Audley is passionate about promoting the health and wellness of our customers as we recognise that health and wellness are essential to a fulfilling life. Maintaining a healthy lifestyle, in addition to peace of mind, knowing that any concerns can be discussed with our dedicated teams who will be able to offer assistance, will contribute to a sense of wellbeing and security.

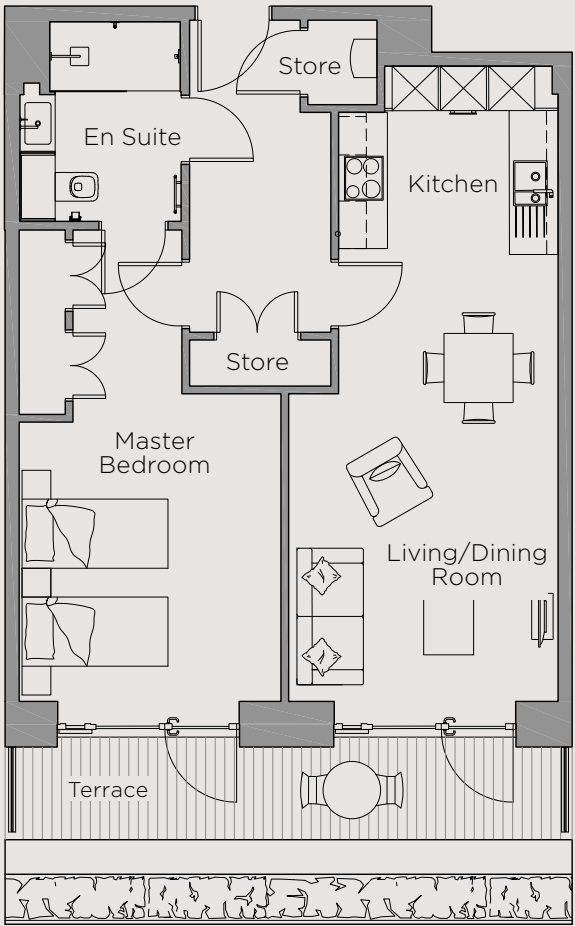
Working in partnership with our trained and dedicated team members including our Audley Villages Leisure Managers, we will be able to offer support and guidance, offer fitness classes and rehabilitation support, alongside regularly monitoring and review progress to promote a healthy lifestyle.







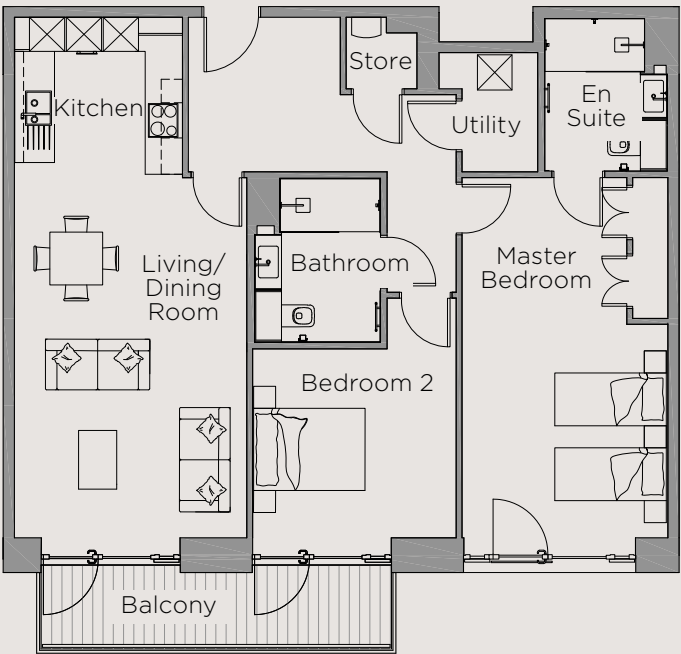
# INTELLIGENT DESIGN



One bedroom floor plan example

## APARTMENTS DESIGNED WITH YOU IN MIND

Our properties are purposefully designed to fit your needs – for now and in the future. Every apartment has spacious rooms, wide corridors, well placed storage and room to entertain your loved ones. Discover the thoughtful design you'll come to expect from an Audley Nightingale Place apartment.



Two bedroom floor plan example

Plans are for illustration purposes only





# THE PERFECT FIT



## QUALITY CRAFTSMANSHIP

Every fixture and fitting in an Audley Nightingale Place apartment has been carefully designed to look beautiful, feel comfortable and provide a safe and relaxing living space. Our apartments give you the highest quality of living, from the underfloor heating to the premium double glazing – and are built with your utmost security in mind.

## KITCHENS

- Fully fitted SieMatic S2 kitchen units
- Corian worktops
- Integrated Miele cooking appliances including fan assisted oven, combi microwave, induction hob and extractor fan
- Under unit kitchen lighting
- Wrap-around glass splashback
- Soft door and drawer closers
- Fully integrated Miele fridge/freezer and dishwasher
- Siemens washer dryer
- Stainless steel bowl and a half undermounted sink, with Hansgrohe single lever tap with stop/start button
- Engineered wooden flooring with underfloor heating



## BATHROOMS & EN SUITE

- Contemporary white Villeroy & Boch sanitaryware and Hansgrohe fittings
- Full height Minoli porcelain tiles in bath and shower areas
- Minoli porcelain floor tiles with electric underfloor heating
- Full-height glass screens in shower areas with Hansgrohe shower controls, square overhead rain shower and handheld baton shower
- Deck mounted handheld shower in the bath
- Walk-in shower with level access
- Fitted bathroom cabinets with integrated lighting and shaver points
- Chrome heated towel rail

## INTERNAL FINISHES

- Oak floors
- Smoked oak entrance doors
- Full height double glazed windows
- Painted white internal doors with chrome ironmongery
- Integral dressing areas with built in wardrobe in the master bedroom



## LIGHTING, HEATING & ELECTRICAL

- Recessed down-lighting in the kitchen, bathroom and en suite
- Concealed strip lighting in the kitchen
- Pendant lighting in the living areas and bedrooms
- Chrome sockets and light switches
- Wiring for TV, FM and satellite signals in the living room/dining room and looped to the master bedroom and second bedroom
- Telephone connection points in the living room and master bedroom
- Heat interface unit feeds underfloor heating and sanitary fittings



## SECURITY & SAFETY

- Emergency call system
- Electronic fob entry system that controls access to all common areas, lift and apartment entrance doors
- Smoke detector in the hallway
- Heat detector in the kitchen
- Intruder alarm operated via a key pad in the hall with PIRs and door contacts for ground floor apartments

## SUSTAINABILITY FEATURES

- Sustainable location, near shops and transport links
- Green roofs with over 31 different plant species
- Photovoltaic cells providing alternative electricity supply
- Low energy lighting throughout
- Digital, fully programmable zoned heating controls
- A+, A & B rated appliances in kitchen
- BREAAAM 'very good' energy rating

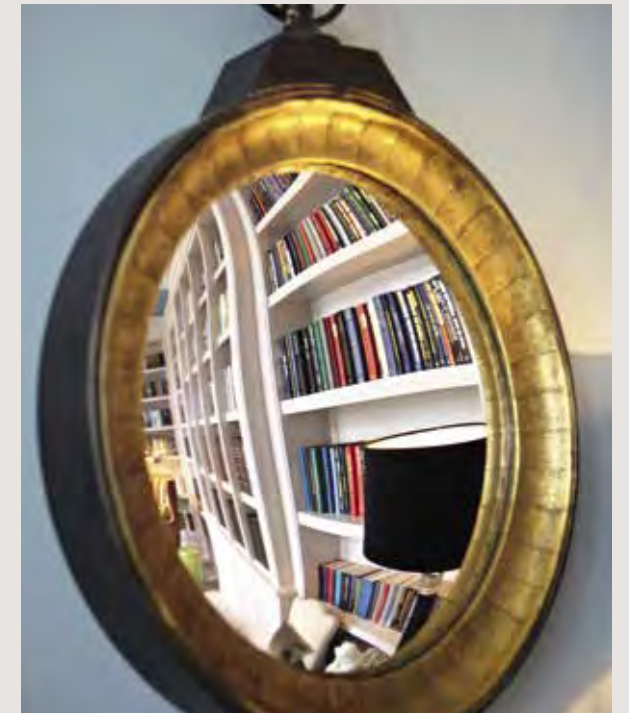
## STRUCTURAL GUARANTEE

All properties are covered either by a guarantee from Buildzone or Premier Guarantee Provider for 10 years from the date of the initial completion, which can be obtained from your sales advisor.





# IT'S ALL IN THE DETAIL



## BEAUTIFULLY CRAFTED

You will find every one of our luxury properties beautifully laid out and built to a high specification with quality workmanship. They have all been sensibly designed with your future needs in mind and have flexibility built in. Every layout has been thoroughly thought through right down to the last detail and each one has all the space you need to live comfortably. And should you want to add a few personal touches, upgrades may be available. Speak to our Sales Team to find out more.





# THE SIMPLE WAY TO SELL YOUR HOME

## AUDLEY PART EXCHANGE SERVICE

Moving home can be a stressful experience, particularly if you need to sell your current property first. Audley can remove the uncertainty of the process.

## GUARANTEED CASH BUYER FOR YOUR PROPERTY

We act as cash buyers, giving you the peace of mind of a guaranteed sale.

## SPEED

We will make an offer within 7 days and contracts are usually exchanged in 28 days.

## NO CHAIN

Our Part Exchange Service removes the risk of delays and fall-throughs often encountered with chains.

## OPTION TO STAY IN YOUR CURRENT HOME AFTER COMPLETION

We can arrange for you to stay in your property for up to 2 weeks after completion on your new Audley property, helping to reduce the stress of arranging your removals.

## FLEXIBILITY

We will consider all types of properties – irrespective of the location or value.

## NO ESTATE AGENT FEES

Not only will we handle all the legal paperwork you'll avoid paying estate agents' fees.

## OUR PART EXCHANGE PARTNERS

The Audley Part Exchange Service is managed by our market-leading home buying partners who offer the most competitive and attractive part exchange schemes available.

If an offer is reduced following an unfavourable survey you are under no obligation to accept it. A higher value may be achieved for your property by selling independently of part exchange.

Buyers are advised to take their own advice to ensure the part exchange scheme is suitable for their needs.

There is no charge for this service and no obligation whatsoever to accept any offer. A commission may be paid to Audley sales staff by our part exchange partners in the event of a part exchange sale.

## HOW IT WORKS



### STEP 1

Once you've found your perfect Audley property, you simply provide the details of your current home to us and we will obtain valuations from our network of trusted local estate agents.



### STEP 2

We will then make an offer to purchase your home. If you accept the offer a survey will be arranged and we will then confirm our offer.



### STEP 3

Your property is now sold, your Audley property can be reserved and solicitors are instructed to proceed to exchange within 6 weeks. You can move in when your property is ready, or up to 2 weeks after the completion date if you need some extra time to make the move.



## BRIDGING FINANCE

Audley Villages has partnered with Knight Frank Finance to help you move into your new Audley property before you sell your current home.

Customers who are awaiting the sale of their home, and need to sell to finance the purchase, will now be able to use bridging finance to speed up their move. This is different from the normal terms of a bridging loan, where the borrower is required to remain in the property. Audley Group and Knight Frank Finance's innovative structures mean customers will be able to move to a village and take advantage of all the facilities and care immediately.

Bridging finance is usually taken between 1 day and 12 months and loans are available at market leading rates.

Audley will take no fee for introducing anyone to Knight Frank Finance, forming part of the value added range of services we provide to prospective customers.

Buyers are advised to seek independent financial advice on whether bridging finance is suitable for their needs.





# ENSURING A STRESS-FREE MOVE

Decluttering can be an overwhelming experience, particularly if you are starting to think about downsizing for the first time. Audley can help ease the pain of moving.

We can:

- Sort and pack your possessions
- Arrange and liaise with estate agents, solicitors, financial advisors and other professionals
- Organise a removal company
- Produce floor plans showing how your furniture will look in your new home
- Arrange for the auction, donation or disposal of unwanted items
- Unpack and set up your new home
- Co-ordinate cleaning, property repairs, waste removal and recycling, decorating, flooring and new furniture
- Deal with change of address notifications and co-ordinate connection to gas, electric, water, telephone, TV, internet and other suppliers

## OUR DOWNSIZING PARTNER

We work with The Senior Move Partnership who has a team of trained specialists. Each specialist is committed to providing the highest standard of practical and emotional support.

## RESELLING

We aim to get you the best possible price with the least amount of stress.

Our staff will ensure every effort is made to complete the sale of your home as quickly and as efficiently as possible. On all resales, Audley will charge a sales administration fee of 1% of the greater of either the achieved market price or agreed valuation.

There are two options for selling your property:

- You can instruct a traditional estate agent
- You can instruct us to market your property to our database and waiting lists. This way, you know that the people being targeted are already aware of Audley

Our sales agency fee will be 2% of the sales value achieved (VAT applicable).

Some fees can vary, please consult with a member of the Audley Sales Staff for details.



# MAKING FINANCES SIMPLE

Naturally, when you are considering your next move, you want to be sure that you are making a sound long-term financial decision. Below you will find all the costs associated with living at an Audley retirement village explained – our aim is to ensure everything is as simple and stress-free as possible for you.

## TWO TYPES OF PAYMENT TO MAKE LIFE EASIER

Our fees cover the overall costs of running an Audley retirement village. These include ongoing costs such as maintaining the exterior of your home, providing discreet but effective security, maintaining the village and the village grounds. Additionally, at some point in the future, expensive structural repairs or improvements will become necessary. We collect two types of fee: a monthly payment and a deferred management charge. These fees ensure we can cover all the ongoing costs of running the village and the expense of any major works required. This means you'll never face a surprise cost and you'll have total peace of mind about your home.

## ALL THESE SERVICES ARE COVERED BY YOUR FEES:

- Building insurance for your home
  - External upkeep of your home, so you don't have to worry
  - Professional garden and ground maintenance
  - Regular clearing of roadways and footpaths
  - Servicing of lifts
  - Servicing of CCTV, emergency call system, intruder and smoke alarms
  - Night Porter and security service
  - Firstline home carers and call line services 24 hours a day, 7 days a week
  - Nightly removal of your rubbish
  - External window cleaning
  - A range of luxury facilities with Audley Club membership
  - Preferential rates for food and drinks at the restaurant, bar and bistro
  - Full servicing of the guest suite, bookable at an advantageous price
  - Free inter-property telephone calls
  - Onsite General Manager and Head of Audley Care with supporting teams
  - Minibus service for shopping trips and days out
  - Favourable utility costs
  - Social events and activities organised by the General Manager
  - Fees associated with managing and operating Audley Court Ltd
- We offer additional goods and services at each Audley retirement village should you wish to use them. These vary from village to village and include a restaurant and bar, hairdressing, shopping, laundry and housekeeping. For your convenience, the cost of any additional services used will be added to your monthly invoice.







# BUILDING BETTER FUTURES

We have been building and managing luxury villages for over 20 years but our experience in providing high-quality accommodation and care for older people goes back much further.

In 1983 our Chief Executive Nick Sanderson founded a company called Beaumont – which over time developed the conventional care home concept into something completely different – the UK’s very first luxury retirement villages. Over thirty years on we have grown to be a successful company. Our solid foundations and innovative thinking have attracted major financial backing from companies, including Private Patients Plan, 3i and, most recently, Moorfield Group.



## GROWING COMMUNITIES

Willicombe Park in Royal Tunbridge Wells, our first retirement village, opened back in 2000. We are proud to say it is now a thriving community. And thanks to our financial backing, we are also pushing ahead with our plans to build further luxury villages across the UK.







**0203 802 1580**

**nightingalesales@audleyvillages.co.uk**

Audley Nightingale Place,  
3 Nightingale Lane,  
London SW4 9AH

Audley villages:

**Binswood**, Royal Leamington Spa,  
Warwickshire.

**Chalfont Dene**, Chalfont St Peter,  
Buckinghamshire.

**Clevedon**, Ilkley, Yorkshire.

**Cooper's Hill**, Englefield Green, Surrey.

**Ellerslie**, Malvern, Worcestershire.

**Fairmile**, Cobham, Surrey.

**Flete House**, Ivybridge, Devon.

**Inglewood**, Kintbury, Berkshire.

**Mote House**, Bearsted, Kent.

**Redwood**, Failand, Bristol.

**Stanbridge Earls**, Romsey, Hampshire.

**St Elphin's Park**, Darley Dale, Derbyshire.

**St George's Place**, Edgbaston, Birmingham.

**Sunningdale Park**, Ascot, Berkshire.

**Willicombe Park**, Royal Tunbridge Wells, Kent.

**Wycliffe Park**, Horsleys Green, Stokenchurch.

Opening soon:

**Chobham**, Woking, Surrey.

**Scarcroft Park**, Leeds, West Yorkshire.

[www.audleyvillages.co.uk](http://www.audleyvillages.co.uk)

Images from a variety of Audley villages.  
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