



Nightingale Lane, London **SW12**

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A spacious, two bedroom flat with its own entrance and generous garden, close to all the amenities of Northcote Road and Clapham South Underground Station.

Nightingale Lane is perfectly situated for access to the variety of shops, restaurants and bars of Northcote Road and Balham. The green spaces of Clapham and Wandsworth Commons are 0.3mi and 0.6mi away respectively. Clapham South underground station is a 0.3mi walk away.



**Guide price:** £850,000

**Tenure:** Share of freehold plus leasehold, approximately 991 years remaining

**Local authority:** London Borough of Wandsworth

**Council tax band:** E





## Property

This beautiful flat is well-proportioned, with a separate entrance to the side. It opens into a generous kitchen/diner, including a range cooker and space for American fridge/freezer and washing machine. To the rear is a large sitting room with vaulted ceilings and double French doors out to the fantastic 47 ft garden.

The large main bedroom has French doors out to the garden, with 3.26m high ceilings and floor to ceiling built-in wardrobes. The generous en-suite has an attractive claw-footed bath and traditional high-level cistern. The second bedroom is a spacious double with sash window and built-in storage. A separate shower room completes the flat.

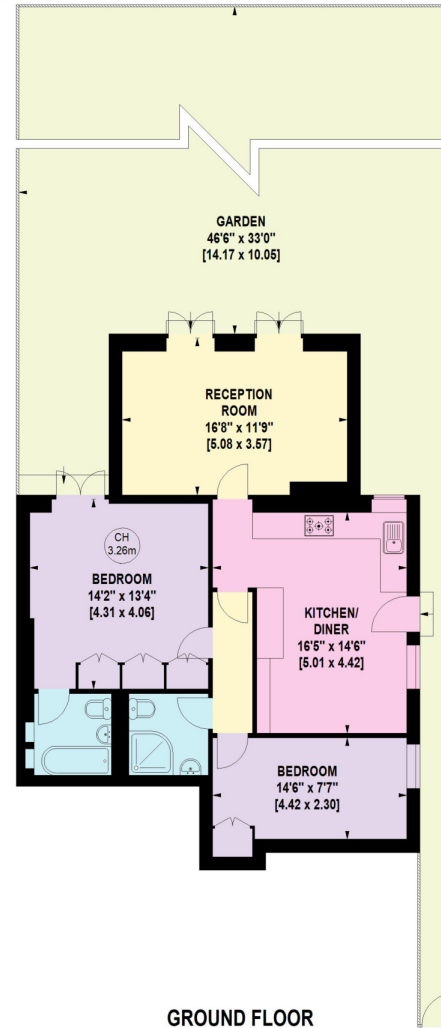


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**Approximate Gross Internal Floor Area**  
**77.2 sq m / 831 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Key :  
CH - Ceiling Height



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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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