# APARTMENT 63. NIGHTINGALE PLACE

Guide Price £1,250,000 (other fees apply)

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It can only be Andley.

Audley Nightingale Place

Clapham, London SW4 9AH

www.audleyvillages.co.uk

020 3802 1587

AUDLEY

This charming and spacious two bedroom, third floor apartment has a prime location, close to the lifts that gives you access to all the central village amenities. The apartment has a westerly view that overlooks private beautiful greenery which can be accessed from the spacious living/dining area.

The master bedroom has double built-in wardrobes, an en suite with a luxurious shower and bath.

#### **Key Features**

- Prime location on the third floor, with lift access
- En suite in the master bedroom, and guest bathroom
- Private balcony with Westerly facing views overlooking communal garden
- SieMatic S2/ Miele kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a Siemens washer dryer
- Fully installed water softener
- En suite shower room in the bedroom, and a guest WC

## Fees

Monthly management fee: Option 1 - £1,411.34 Option 2 - £857.23

Council Tax Band: F

## Tenure: Leasehold

Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office. 020 3802 1587 nightingalesales@audleyvillages.co.uk

#### NIGHTINGALE PLACE







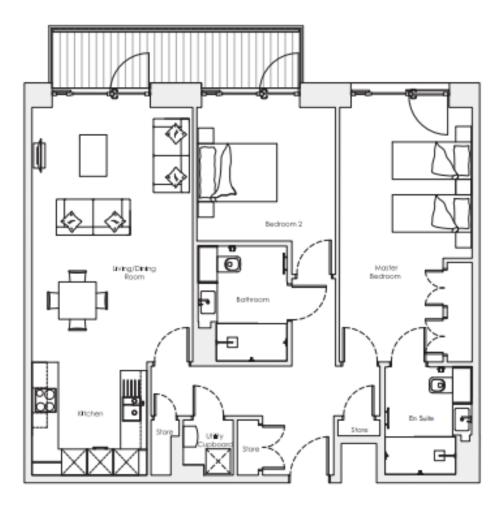
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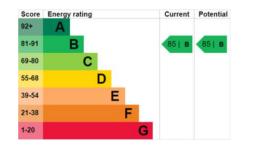
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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	6.1 x 3.9	20'0'' X 12'10″
Kitchen	2.7 X 2.8	8′10'' X 9'2″
Main Bedroom	6.1 X 3.2	20'0'' X 10'6″
Bedroom two	3.2 X 3.3	10'6'' X 10'10''
Balcony	1.2 X 6.0	3'11'' X 19'8″



Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

Furniture shown to illustrate possible room layouts and not included in sale.



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