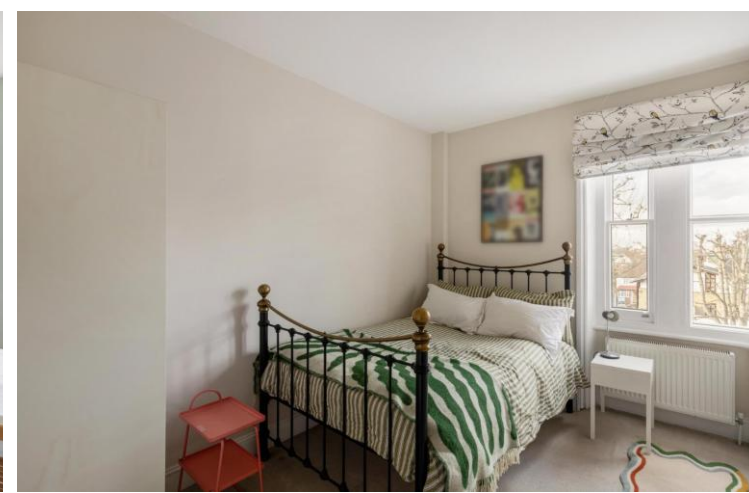




Nightingale Lane
London, SW12

CHESTERTONS





Chestertons are delighted to present to the market a split-level conversion flat arranged over the top two floors of an attractive Victorian property and extends to over 1,100 sqft.

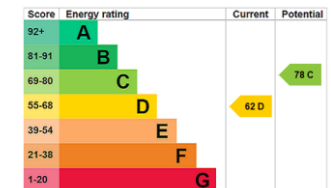
The flat boasts modern décor throughout combined with period features. The private front door is situated off a well-maintained communal hallway. Once inside the flat there are stairs leading up to the welcoming entrance hall. To the front of the property is a fitted kitchen with all modern fixtures and fittings with plenty of room for a dining table.

There are wooden floors throughout the majority of the property, with two good sized double bedrooms leading off the hallway, and a stylish bathroom with a separate shower cubicle. The spacious living area is set off with period feature windows making the room light and airy. The third bedroom occupies the whole of the top floor with excellent storage and views over the city.

Nightingale Lane is a popular residential road in the heart of Clapham South linking you directly to Clapham common and Wandsworth common. Clapham South and Balham underground stations are both a short walk away along with Wandsworth Common Overground Station. The cafes, restaurants, bars, shopping and leisure facilities local to Clapham South, Clapham Common, Wandsworth Common and Northcote Road are also within a convenient distance.

- 3 Bedrooms
- 1 Bathroom
- 1 Reception
- Victorian Property

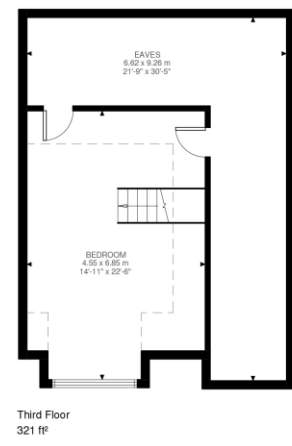
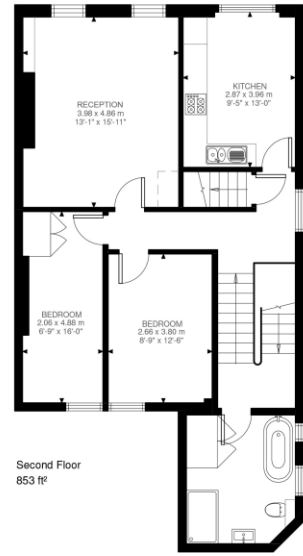
Offers in excess of
£700,000



Tenure: Leasehold 136 years 7 months
Service Charge: £0
Ground Rent: £50
Local Authority: Wandsworth Council
Council Tax Band: F

Chestertons Battersea & Clapham Sales

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Entrance To Second Floor
19 ft²

Nightingale Lane, SW12
Approximate Gross Internal Area
110.80 SQ.M / 1193 SQ.FT
(EXCLUDING EAVES)
EAVES: 29.91 SQ.M / 322 SQ.FT
INCLUSIVE TOTAL AREA 140.71 SQ.M / 1515 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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