



Audiology House

45 Nightingale Lane, SW12

Asking Price £800,000

Exceptional two-bedroom apartment in striking Audiology House, featuring high ceilings, luxury finishes, exposed brick, open-plan living, private south-facing terrace, and convenient Clapham South location.

CHESTERTONS



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This exceptional, beautifully presented two double bedroom apartment is set within a striking contemporary development, moments from Clapham South Underground station. Forming part of the iconic Audiology House, formerly a hospital for the deaf, the building has been thoughtfully reimagined to offer a unique blend of character and cutting-edge modern living.

The apartment itself is finished to an exceptional specification, featuring high ceilings throughout that enhance the sense of space and natural light. The property comprises two spacious double bedrooms, a large, stylish bathroom, and a bright open-plan kitchen and living area, complete with a striking exposed brick feature wall

Tenure: Leasehold 994 years 1 months

Service Charge: £1649.45 Plus £496 pa for Sinking Fund Contribution

Ground Rent: £500

Local Authority: London Borough of Wandsworth

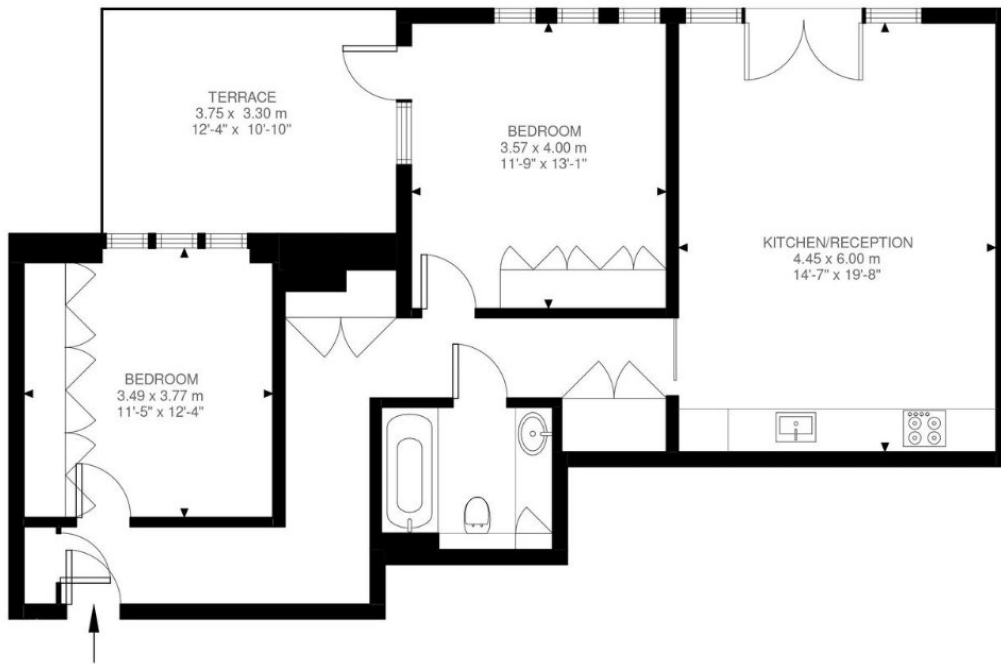
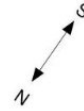
Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Wandsworth Common Sales

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Raised Ground Floor
841 ft²

Nightingale Lane, SW12

Approximate Gross Internal Area

78.11 SQ.M / 841 SQ.FT

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

