



Audiology House
45 Nightingale Lane, SW12

CHESTERTONS





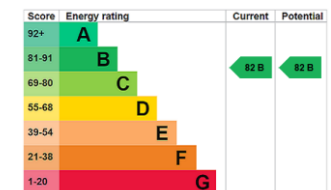
This exceptional, beautifully presented two double bedroom apartment is set within a striking contemporary development, moments from Clapham South Underground station. Forming part of the iconic Audiology House, formerly a hospital for the deaf, the building has been thoughtfully reimagined to offer 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 that adds warmth and character to the modern, luxury interior. High-quality materials and meticulous detailing are evident throughout, reflecting a truly sophisticated finish. A private south-facing terrace further extends the living space, perfect for relaxing or entertaining.

Audiology House is a highly sought-after development on Nightingale Lane, ideally located for convenient access to Clapham South station. The vibrant shops, cafés, and restaurants of Northcote Road, Abbeville Village, and Balham are all within easy reach, while the expansive green spaces of Clapham Common are just moments away at the end of the road.

- No chain
- Raised Ground Floor
- Pristine Condition
- 2 bedrooms
- 1 bathroom
- Long lease

Asking Price £775,000



Tenure: Leasehold 993 years 10 months

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

Ground Rent: £500 pa

Local Authority: London Borough of Wandsworth

Council Tax Band: E

Chestertons Wandsworth Common Sales

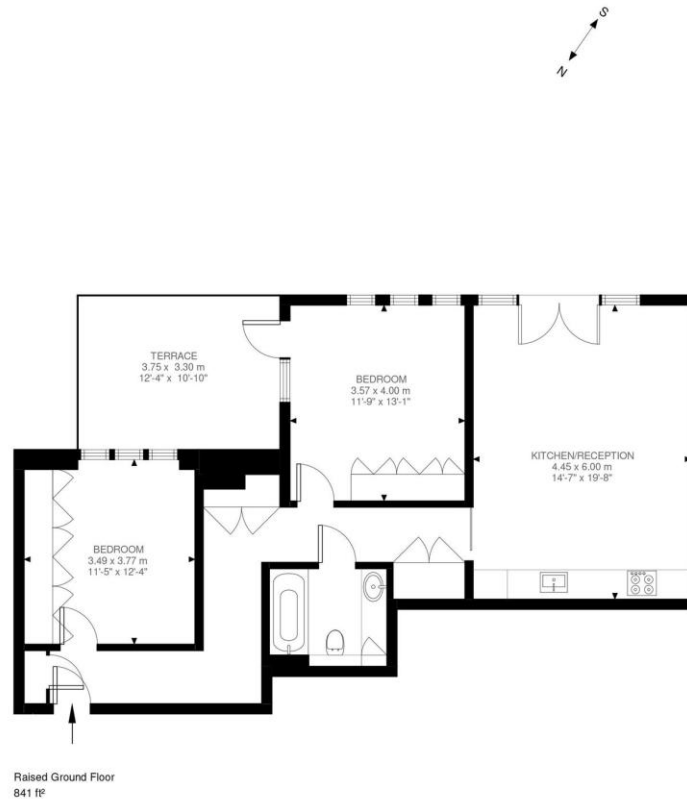
Chestertons Estate Agents

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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.

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