

APARTMENT 63 NIGHTINGALE PLACE

Guide Price £850,000
(other fees apply)



It can only be Audley.



A homely third-floor apartment offering elegant, light-filled living throughout. The spacious 6.1m living/dining room opens onto a generous balcony with a private and leafy outlook, while a sleek modern kitchen is thoughtfully designed for everyday ease with supple cupboards. The principal bedroom is well-proportioned with a stylish en suite, complemented by a versatile second guest bedroom. Finished to the highest of standards, this flat basks in the western sunlight whilst combining comfort and sophistication in every room.

Key Features

- Exceptional, West-facing private balcony with nature outlook and unobstructed access for afternoon sunlight
- Ample space for storage, artwork, and personal memorabilia in the open-concept living room's entertainment media unit
- SieMatic S2/ Miele kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a Siemens washer dryer

Fees

Monthly management fee:

Option 1 - £1,688.16

Option 2 - £1,025.36

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. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. Option 1: 1, 2 or 3 bed: 1.5% per year or part-year to a maximum of 10 years (15%). Option 2: 1, 2 or 3 bed: 2% per year or part-year to a maximum of 10 year (20%). Option dependent on property, as per the lease.

Viewing by appointment with the sales office.

020 3802 1587 nightingalesales@audleyvillages.co.uk

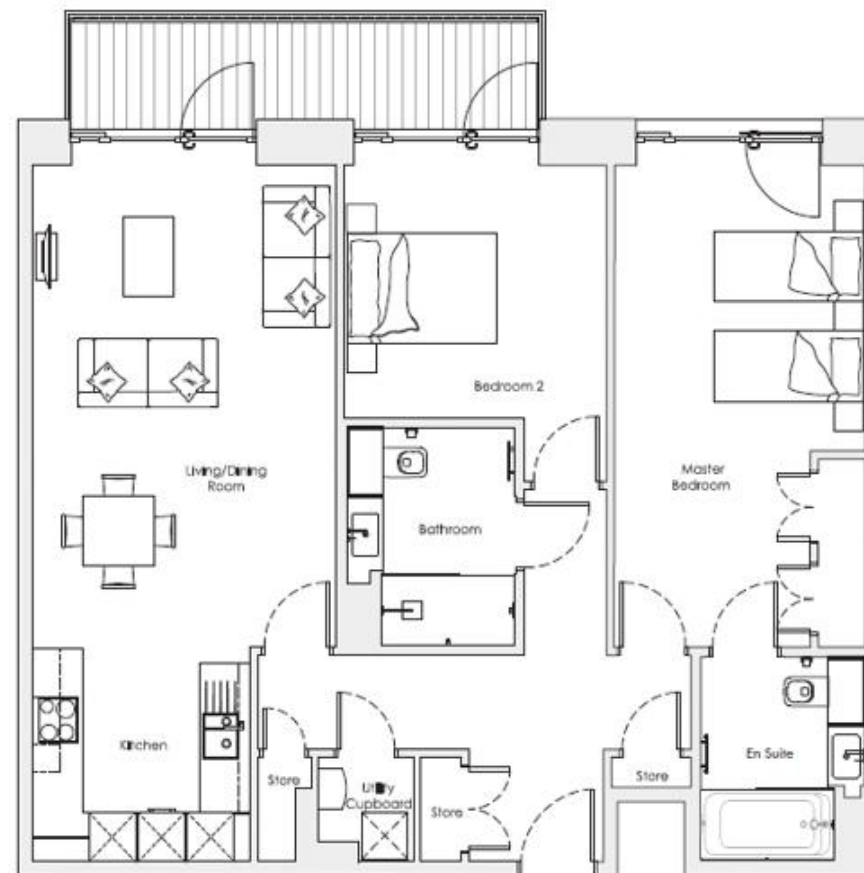


Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Some photos of this property have been virtually staged for illustrative purposes. Furnishings have been digitally added and are not included in the sale.



Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	6.1 x 3.9	20'0" x 12'10"
Kitchen	2.7 x 2.8	8'10" x 9'2"
Master Bedroom	6.1 x 3.2	20'0" x 10'6"
Bedroom 2	3.2 x 3.3	10'6" x 10'10"
Balcony	1.2 x 6.0	3'11" x 19'8"

