



Wexford Lodge

163 Nightingale Lane, SW12

Offers in excess of £350,000

One-bedroom share-of-freehold flat overlooking Wandsworth Common, moments from the station, with balcony, open-plan living, allocated parking and excellent potential as a first home, pied-à-terre or investment.



Wexford Lodge

163 Nightingale Lane, SW12

Set on the corner of Wexford Road and Nightingale Lane, this well-presented one-bedroom flat enjoys lovely views across Wandsworth Common and an exceptionally convenient location moments from Wandsworth Common Station.

The property offers a bright double bedroom with space for fitted storage, along with a spacious open-plan kitchen and living area. From here, doors open onto a private balcony looking out towards Wandsworth Common.

Further benefits include allocated off-street parking, good overall condition throughout, and a share of the freehold. Perfectly positioned for commuters and those looking to enjoy the amenities of Bellevue Road, Balham and Northcote Road, this is an excellent first-time purchase, pier à terre or investment opportunity.



Tenure: Share of Freehold
Service Charge: £3,356pa
Ground Rent: £0
Local Authority: London Borough of Wandsworth
Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		

Chestertons Wandsworth Common Sales

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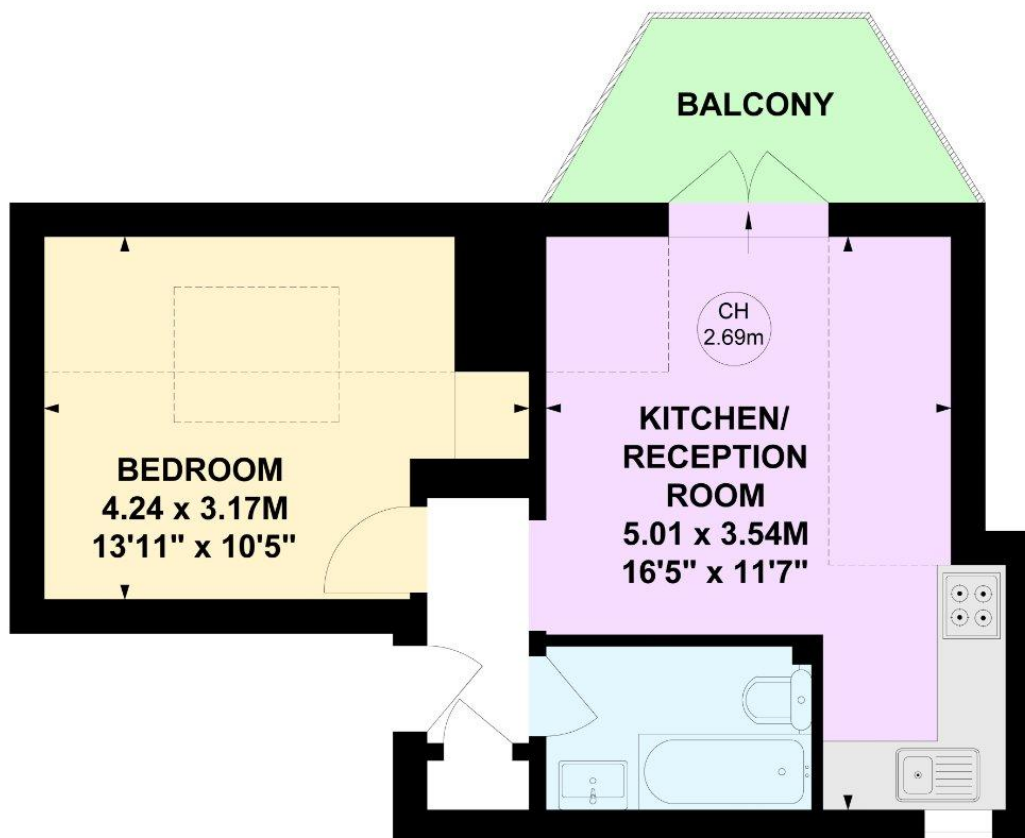
Wexford Lodge, SW12

Approximate gross internal area

34.59 sq m / 372 sq ft

Key :

CH - Ceiling Height



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only

