

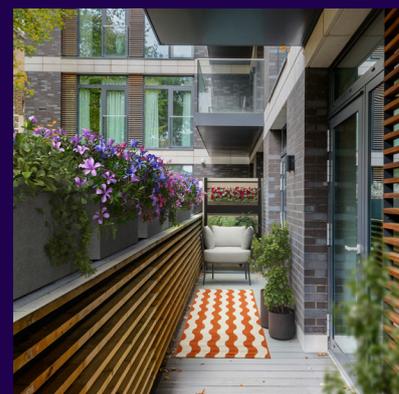
# TWO BEDROOM, GROUND FLOOR APARTMENT

**Apartment 12, Plot 2. Audley Nightingale Place,  
3 Nightingale Lane, Clapham SW4 9AH  
020 3802 1580**

## Property specifications:

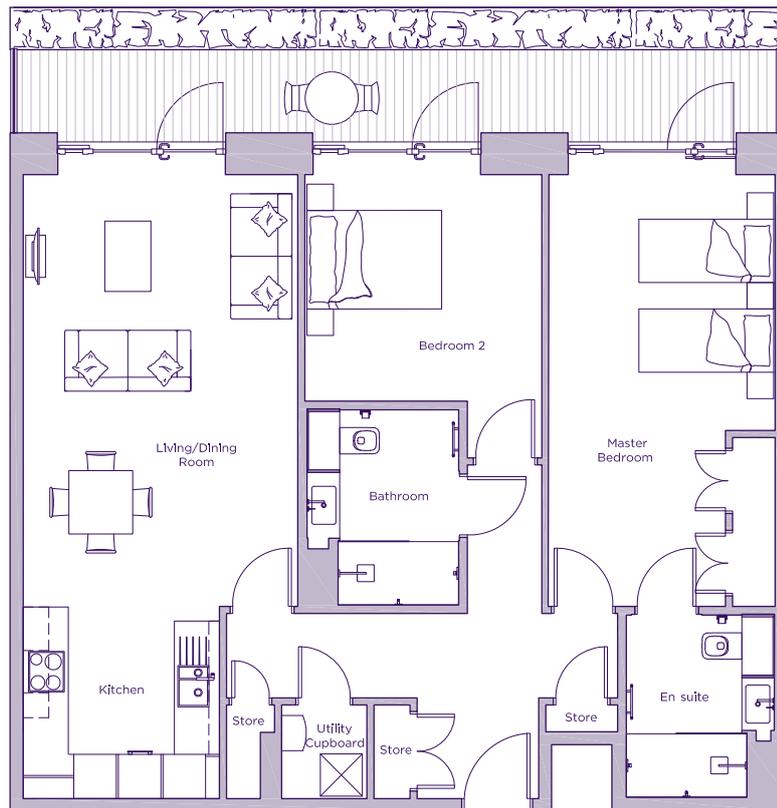
- Large private terrace accessed from the open plan kitchen/living/dining room
- Luxury SieMatic kitchen with integrated Miele appliances including dishwasher, fridge/freezer and oven
- Second double bedroom
- Main bedroom with fitted wardrobe and en suite featuring walk-in shower and Villeroy & Boch sanitaryware
- Second bathroom with walk-in shower and Villeroy & Boch sanitaryware
- Hallway storage

Please see the village brochure and key facts for further information.

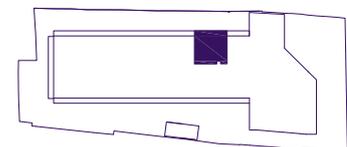


# THE LAYOUT

**Apartment 12, Plot 2. Audley Nightingale Place,  
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Internal Measurements	Metric (m)	Imperial (ft)
Living/dining room	6.10 x 3.90	20'0" x 12'10"
Kitchen	2.70 x 2.80	8'10" x 9'2"
Main bedroom	6.10 x 3.20	20'0" x 10'6"
Bedroom 2	3.20 x 3.30	10'6" x 10'10"
Terrace (approx)	1.20 x 10.80	3'11" x 35'5"



These floor plans are illustrative and for marketing purposes only. Maximum measurements are shown with longer dimension quoted first. Dimensions are quoted for the main area of the room only. Built-in wardrobes not included in the overall room dimensions. Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot. All details should be checked at the Sales Office. October 2018.