

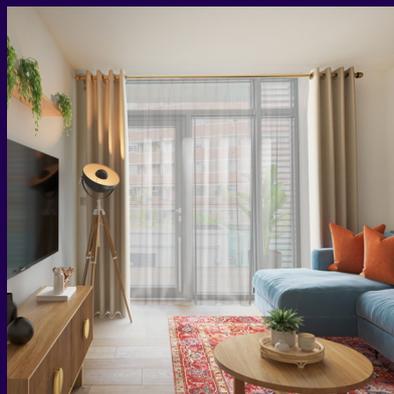
TWO BEDROOM, FIRST FLOOR APARTMENT

**Apartment 21, Plot 23. Audley Nightingale Place,
3 Nightingale Lane, Clapham SW4 9AH
020 3802 1580**

Property specifications:

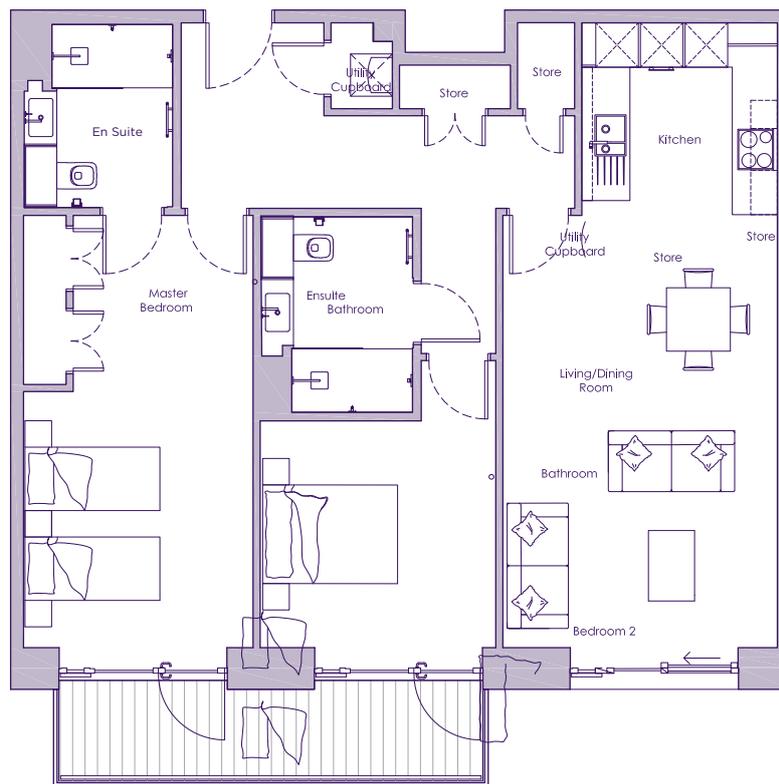
- Spacious open plan kitchen/living/dining room
- Luxury SieMatic kitchen with integrated Miele appliances including dishwasher, fridge/freezer and oven
- Ample sized guest bedroom with direct access to the balcony
- Spacious main bedroom with double fitted wardrobes and en suite with walk-in shower and Villeroy & Boch sanitaryware
- Second bathroom with Villeroy & Boch sanitaryware
- Storage facilities in hallway

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

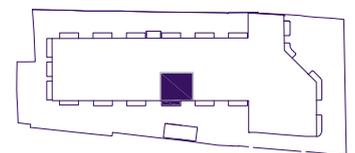


THE LAYOUT

**Apartment 21, Plot 23. Audley Nightingale Place,
3 Nightingale Lane, Clapham SW4 9AH**



| 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" |
| Main bedroom | 6.1 x 3.2 | 20'0" x 10'6" |
| Bedroom 2 | 3.2 x 3.3 | 10'6" x 10'10" |
| Terrace (approx) | 1.2 x 6.0 | 3'11" x 19'8" |



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.