

TWO BEDROOM, SECOND FLOOR APARTMENT

**Apartment 44, Plot 34. Audley Nightingale Place,
3 Nightingale Lane, Clapham SW4 9AH
020 3802 1580**

Property specifications:

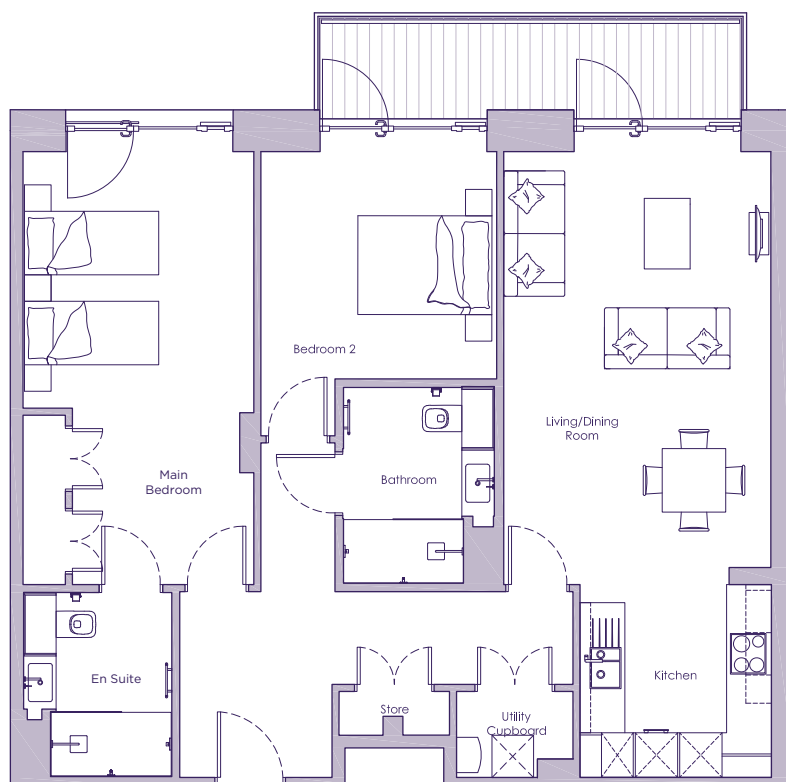
- Main bedroom with double fitted wardrobe and en suite shower room
- Spacious open plan kitchen and living/dining room area
- SieMatic kitchen with integrated Miele appliances including dishwasher, fridge/freezer and oven
- Balcony accessed via lounge and second bedroom
- Second bathroom
- Utility cupboard and storage in hallway

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

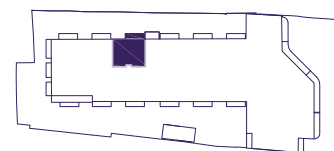


THE LAYOUT

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| Internal Measurements | Metric (m) | Imperial (ft) |
|-----------------------|------------|----------------|
| Living/dining room | 6.1 x 3.8 | 20'0" x 12'6" |
| Kitchen | 2.7 x 2.7 | 8'10" x 8'10" |
| Main bedroom | 6.1 x 3.3 | 20'0" x 10'10" |
| Bedroom 2 | 3.2 x 3.3 | 10'6" x 10'10" |
| Balcony (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.