

TWO BEDROOM, SECOND FLOOR APARTMENT

**Apartment 37, Plot 41. Audley Nightingale Place,
3 Nightingale Lane, Clapham SW4 9AH
020 3802 1580**

Property specifications:

- Two double bedrooms
- Spacious open plan kitchen/living/dining room
- Luxury kitchen with integrated Miele appliances including dishwasher, fridge/freezer and oven
- Lift access
- Private balcony
- En suite shower room and second bathroom with Villeroy & Boch sanitaryware
- Available to rent
- EPC B

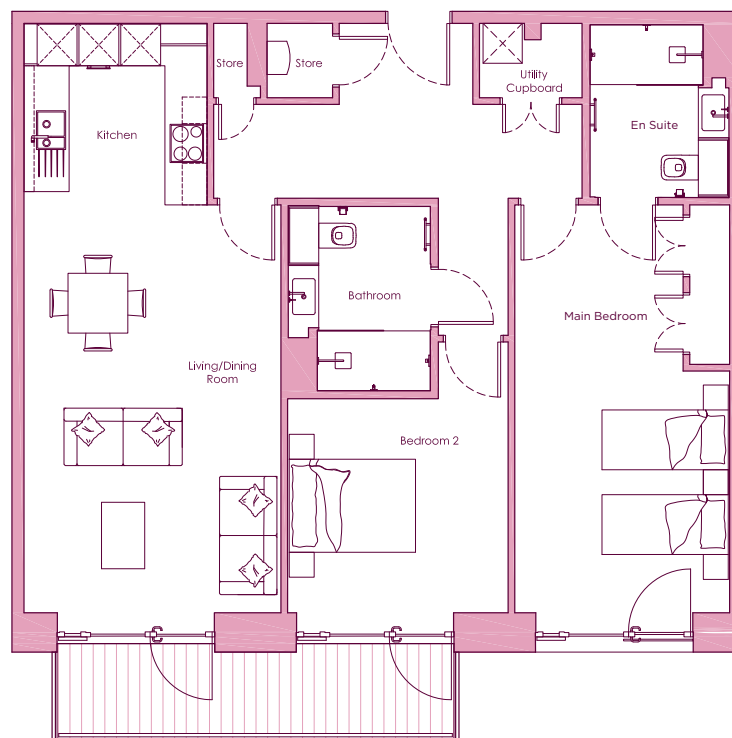
Please see the village brochure and key facts for further information.



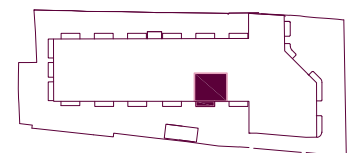
Images for illustration purposes only.

THE LAYOUT

**Apartment 37, Plot 41. 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"
Balcony	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.