



 RAMPTON
BASELEY

NIGHTINGALE MANSIONS, SW12 / LEASEHOLD

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THIS REMARKABLE FOUR-BEDROOM APARTMENT IS SET WITHIN A HANDSOME VICTORIAN MANSION BLOCK ON NIGHTINGALE LANE, CONVENIENTLY LOCATED BETWEEN THE OPEN SPACES OF CLAPHAM COMMON AND WANDSWORTH COMMON AND WITHIN A SHORT WALK OF RAIL CONNECTIONS. IT HAS RECENTLY BEEN FULLY REFURBISHED AND MODERNISED TO THE HIGHEST STANDARDS, FEATURING STATE-OF-THE-ART FIXTURES AND FITTINGS WHILE RETAINING THE PERIOD CHARM OF THE ORIGINAL 18TH-CENTURY BUILDING.

FILLED WITH NATURAL LIGHT AND BENEFITING FROM GRAND PROPORTIONS THROUGHOUT, THIS PROPERTY IS BROUGHT TO MARKET IN IMMACULATE DECORATIVE ORDER AND OFFERS A FULLY FINISHED HOME THAT HAS BEEN INTRICATELY DESIGNED TO SATISFY BOTH MODERNIST AND PERIOD ADMIRERS.

This spectacular apartment is arranged over the ground floor of a grand Victorian mansion building, set back and surrounded by manicured gardens. Measuring approximately 1,834 sq ft, every detail has been carefully considered, from the underfloor heating powered by an air source heat pump, light switches by Buster & Punch, quality oak parquet flooring, bathrooms by Porcelanosa and Clapham Park Bathrooms, and the kitchen by Schmidt with Wi-Fi-enabled devices. Award-winning Finn Fort locks have been used, together with a Ring doorbell and Simplisafe security monitoring system, and external security and decorative lights serve to enhance the private rear garden. An integrated and discrete air-conditioning system allows for cooling in the hot summer months with split zonal controls across the property. The property's external features further add to its unique appeal, including two designated off-street parking spaces both with EV charge ports, a rear private walled garden, expansive additional communal gardens, external storage, and private side entry.

The restored antique Victorian front door opens into a generous hallway from which the four bedrooms, utility room, laundry room, living areas, and family bathroom extend. The principal suite is to the rear of the property overlooking the private garden terrace. This room features a walk-through wardrobe, en suite shower room, and restored Victorian fireplace. To the front of the property are two further double bedrooms, a family bathroom, and a second principal suite with an en suite bathroom featuring his and hers sinks, a capacious bath and separate shower. All bedrooms benefit from beautiful sash windows, bespoke cabinetry, and fitted wardrobes.

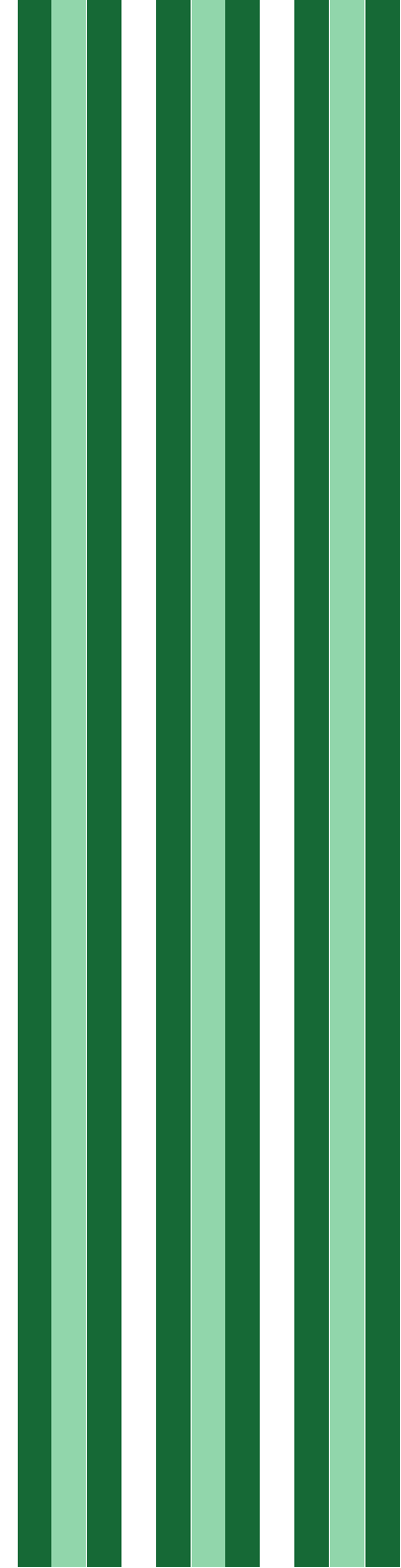




FULLY RESTORED & MODERNISED | LARGE PRIVATE WALLED GARDEN | TWO OFF-STREET PARKING SPACES | TWO EV CHARGING PORTS | ADDITIONAL COMMUNAL GARDENS | PRIVATE SIDE ACCESS | OPEN-PLAN LIVING SPACE

FOUR BEDROOMS | TWO PRINCIPAL SUITES | THREE BATHROOMS | FULLY AIR-CONDITIONED | WALK-THROUGH WARDROBE





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The immaculate and expansive open-plan kitchen/dining/living area overlooks the rear garden and measures an incredible 44 ft in length. The striking Schmidt kitchen has been designed to offer a luxurious culinary experience and benefits from an extensive range of Wi-Fi-enabled appliances, including a full-height fridge, full-height freezer, two integrated ovens, two microwave-combis, dishwasher, wine cooler, and internal cabinet lighting. In the heart of the kitchen area, there is a large island/breakfast bar finished with Calcutta Gold quartz surfaces. The kitchen is beautifully lit with a range of carefully considered lighting options. The dining space extends beyond, offering comfortable seating for 12 and opens into the modern extension with a living area. This is the ideal contemporary space for both everyday life and entertaining. Natural light illuminates through two large skylights and floor-to-ceiling, dual-aspect Crittall-style windows and doors, which open onto the private walled garden. The fluidity created between interior and exterior spaces provides a sense of tranquillity and privacy unique to the property.

The garden has been expertly landscaped to incorporate the original walls and features elegant cedar batten fencing and raised beds. The garden lighting has been well considered to make the most of the outdoor space, connecting the interior and exterior, ideal for al fresco eating and entertaining in the summer months. The secure gated side access to the front of the property is perfect for muddy boots, dogs, and bikes.

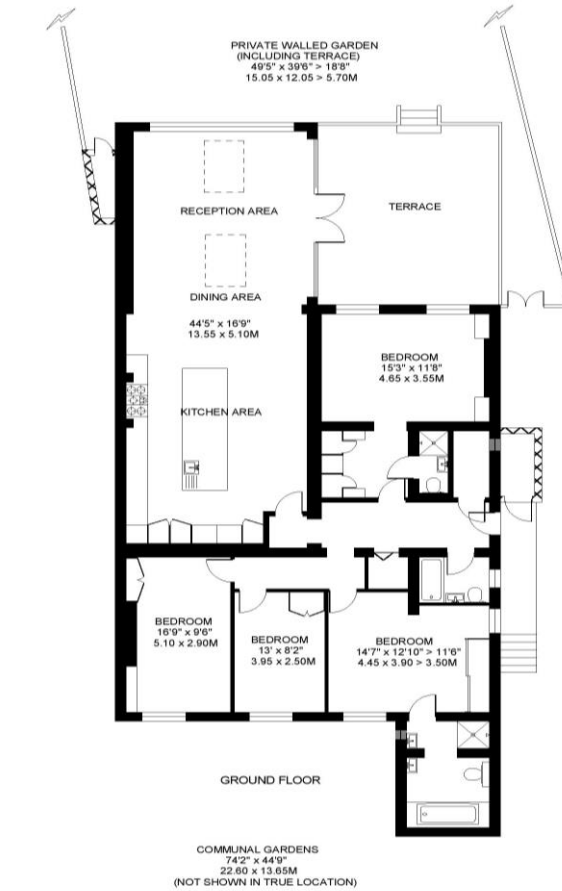
This superb property is set on Nightingale Lane, with the open spaces of both Clapham and Wandsworth Common just a short walk away. Clapham South Tube (Northern Line) is approximately a five-minute walk, as is Wandsworth Common Overground station, which offers regular services to London Victoria. The property is served by the amenities of Clapham South, Northcote Road, Balham High Road, Bellevue Road, and Abbeville Road. A number of popular state and private schools are also within easy reach, subject to catchment and places each year.

Council Tax Band: E | EPC: C | Tenure: Leasehold | Length of Lease: 247 years



NIGHTINGALE MANSIONS
BALHAM
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1834 SQ.FT. / 170.4 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 = 33 SQ.FT. / 3.1 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 1867 SQ.FT. / 173.5 SQ.M.



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 This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
 Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

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