



**RAMPTON
BASELEY**

NIGHTINGALE LANE, SW12 / LEASEHOLD

A STUNNING TWO DOUBLE BEDROOM APARTMENT IN THIS IMPRESSIVE NEW DEVELOPMENT CONVENIENTLY LOCATED ON NIGHTINGALE LANE.

Extending to over 850 sq ft, this immaculate property comprises an open-plan kitchen/reception room with wood floors and large windows flooding the room with natural light. There are two well-proportioned bedrooms with fitted cupboards and one with an en suite shower room. This property also benefits from a further bathroom and utility room.

The South-East facing terrace is perfect for entertaining and enjoying the morning sun.

The property is conveniently location a stone's throw from Clapham Common. Clapham South Underground station is a short distance away and provides quick and convenient access to the City via Bank. Shops, bars and restaurants can be found on Balham High Road and the amenities of Northcote Road and Bellevue Village are also within easy reach.

Council Tax Band: E | EPC: B | Tenure: Leasehold | Length of Lease: 999 years

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.

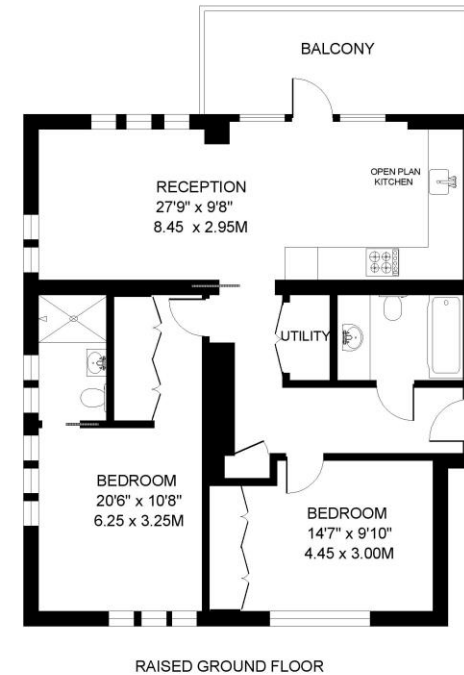


ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

AUDIOLOGY HOUSE
NIGHTINGALE LANE
LONDON SW12



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
858 SQ.FT / 79.7 SQ.M.



COPYRIGHT:
FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplanners.co.uk
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.

RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111
BELLEVUE ROAD SW17 | 020 3846 0999
BALHAM HIGH ROAD SW17 | 020 8767 7079
GARRATT LANE SW18 | 020 8879 6205

www.ramptonbaseley.com

