



 **RAMPTON
BASELEY**

NIGHTINGALE LANE, SW12 / SHARE OF FREEHOLD

SW12 / SHARE OF FREEHOLD

SET IN THIS POPULAR GATED DEVELOPMENT ON NIGHTINGALE LANE IS THIS EXCELLENT TWO-BEDROOM FLAT WHICH OFFERS APPROXIMATELY 657 SQ FT OF BRIGHT AND AIRY LIVING SPACE. WITH STUNNING PARQUET FLOORING THROUGHOUT AND AN ABUNDANCE OF NATURAL LIGHT VIA THE LARGE PICTURE WINDOWS, THIS SECOND FLOOR FLAT ALSO COMES WITH THE ADDED BENEFITS OF COMMUNAL GARDENS AND A PRIVATE PARKING SPACE.

Upon entry to the flat, the well-appointed contemporary kitchen is to the left, with a good range of white wall and base units and integrated appliances. The good-sized reception room is to the right and benefits from large windows which flood the room with light, a decorative fireplace and parquet flooring. There is plenty of space for both comfortable seating and a dining table, making it ideal for both everyday living and entertaining.

The two bedrooms both have built-in wardrobes and are bright and airy thanks to the large windows. Both also benefit from the lovely parquet wood flooring. A bathroom with shower over the bath completes the accommodation, and two large cupboards in the hallway offer additional storage.

This excellent 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.

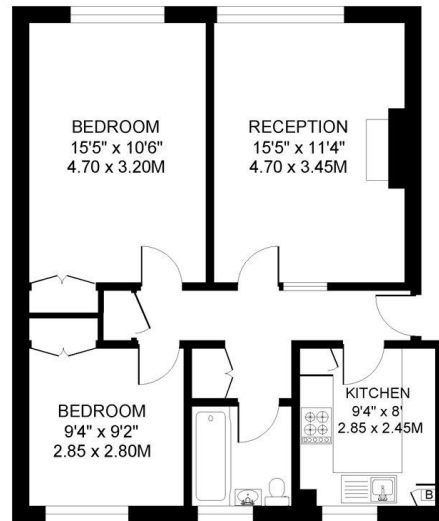
Council Tax Band: C | EPC: C | Tenure: Share of Freehold



RECEPTION ROOM | KITCHEN | TWO
BEDROOMS | BATHROOM | GATED
DEVELOPMENT | COMMUNAL
GARDENS | PARKING SPACE



ST ANTHONY'S COURT
LONDON SW12
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
657 SQ.FT / 61 SQ.M.



SECOND FLOOR

COPYRIGHT:
DIMENSIONS PROVIDED FOR "RAMPTON BASELEY" by www.Ramptonbaseley.co.uk
All plans, photographs, drawings, floor plans, and other information are provided for information only and should 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 applicable, a separate drawing, floor plan, and other information are shown on the plan.

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

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

