



NIGHTINGALE LANE, LONDON, SW12

Carter Jonas

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Immaculate, interior-designed one-bedroom garden flat, with open plan living and entertaining space, private parking space, overlooking Wandsworth Common. Share of Freehold.

Set back from the road, on the ground floor of a grand, Victorian property, overlooking Wandsworth Common, the property has just been refurbished to an extremely high standard. Its elegant interior pallet is complimented by a high specification of natural finishes and contemporary styling, which blends seamlessly with period features, such as high ceilings and arched stain glass windows.

Featuring a stunning open-plan kitchen/living/dining room, with breakfast bar and large French windows, opening onto the private patio garden, the apartment is ideal for entertaining. and watching the sun go down over Wandsworth Common. The stylish double bedroom overlooks the garden through an elegant arched window, complete with original stain glass detailing but updated to suit modern living with double glazing. A separate walk-in wardrobe, which also doubles as a utility room, housing the washing machine and dryer, can be found along the corridor, opposite the bright, contemporary shower room.

The property benefits from secure side access, ideal for bikes, and a dedicated, off-road parking space. The property also benefits from a beautiful entrance hall, with original ornamental tiles and fine cornicing.

AMENITIES

- 1 Bedroom Garden Apartment
- Open Plan Living Space
- Double Bedroom
- Dressing Room/Utility Room
- Shower Room
- Private Garden
- Direct Access to Garden
- Private Parking
- Secure Side Access
- Overlooking Wandsworth Common
- Share of Freehold
- Interior-Designed
- Refurbished to High Specification
- Wandsworth Council Tax Band: D

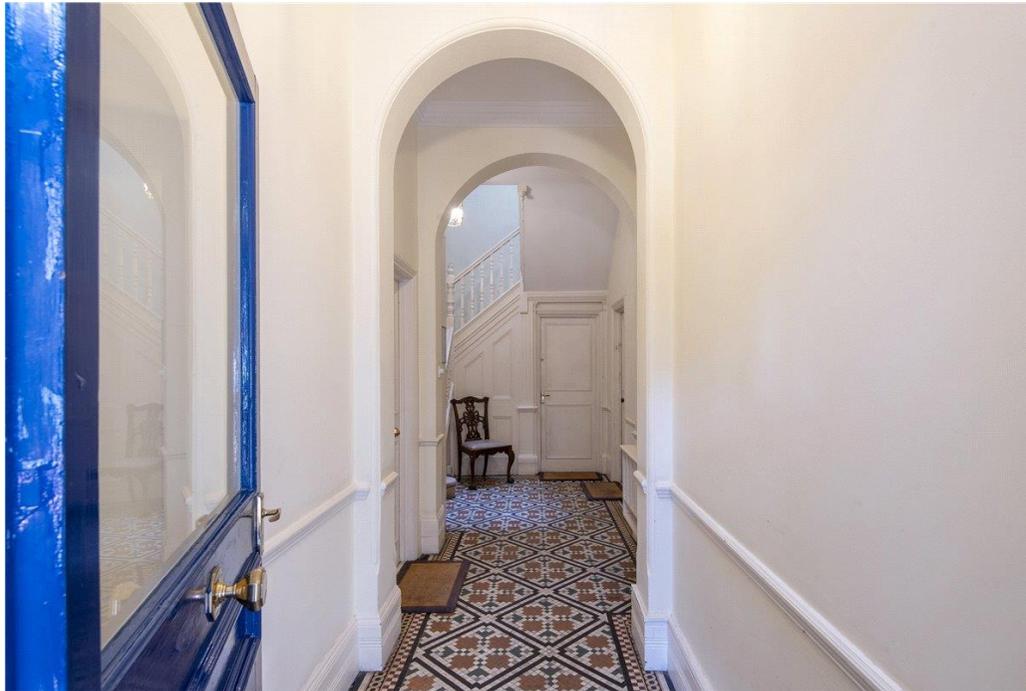
TENURE Share of Freehold

LOCAL AUTHORITY London Borough Of Wandsworth

EPC BAND D

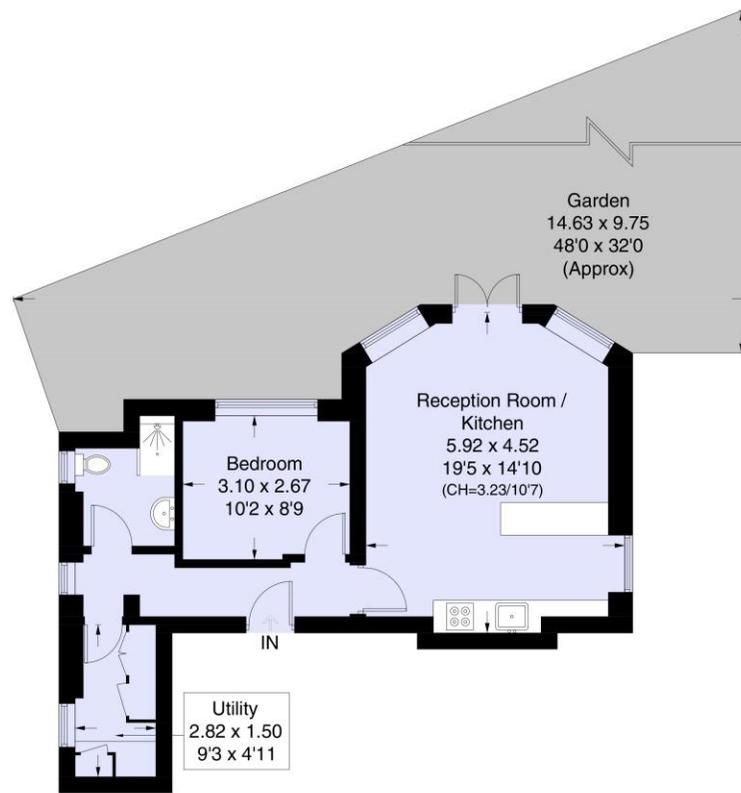






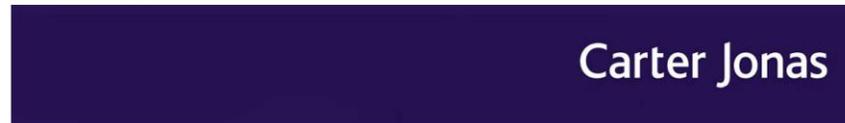
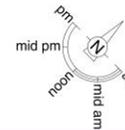
Wexford Lodge, SW12

Approximate Gross Internal Area = 48.2 sq m / 519 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)



Ground Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Wandsworth Sales 020 8767 7711

wandsworth@carterjonas.co.uk
19 Bellevue Road, London, SW17 7EG

carterjonas.co.uk
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Classification L2 - Business Data

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