









This exceptionally well-proportioned and amazingly light apartment occupies the entire upper part of this handsome, Victorian, Grade II listed corner building with its own entrance, a wonderful triple aspect and no flat above or below. With beautiful windows, grand features and superb living space it makes a wonderful family-sized apartment in a green and exceptionally convenient location close to Clapham and Wandsworth Commons and excellent train/tube connections. Approached through a pretty communal front garden and its own private street entrance, this unique apartment has spectacular light, tremendous space and superb accommodation. Situated above an estate agency, it is quiet having no residents above or below.

The first floor is all living and entertaining space. At the front is a wonderful 19' front reception room, with huge windows on two sides, lovely reclaimed parquet flooring, high ornate ceilings and a marble fireplace. To the rear is a spacious and well-fitted kitchen/dining room also with reclaimed solid wood floor. These rooms are linked together via two sets of wide double doors across a very spacious landing.

The top floor itself comprises all three bedrooms (two of which are good doubles) and a bath/shower room with WC. There is also a further WC on this floor. There is an enormous full-width loft which provides amazing storage and potential for conversion, subject to planning and listed building consent. The

and shoes, whilst the first and second half-landings have extensive floor-ceiling book shelving. At the very top there is an additional 'mezzanine' study area, also with shelves.

The apartment is located on the corner of Nightingale Lane and Endlesham Road, on the end of an elegant terrace. It is ideally placed for access to both Clapham South tube, Balham tube and Wandsworth Common mainline stations which serve The City/West End all approximately half a mile away. The wide variety of shopping and entertainment facilities on Northcote and Bellevue Roads as well as at Balham Centre are close by, as are the recreational facilities and open green expanses of both commons.



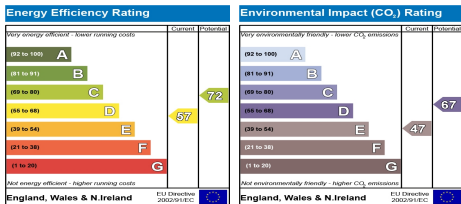
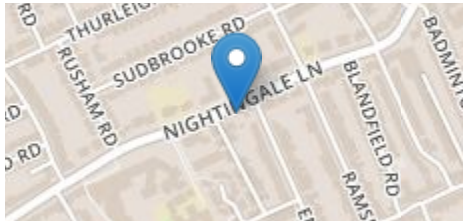
# Nightingale Lane

## Nightingale Triangle SW12

**FOR SALE**

### PROPERTY FEATURES

- 2nd WC
- Large Loft
- Private Entrance
- Mezzanine Study
- 19' Reception Room
- Wide Halls and Landings
- Kitchen/Breakfast Room
- Bath/Shower Room/WC
- 3 Bedrooms
- 1330 SQ.FT./123.5SQ.M



The particulars do not constitute part of an offer or contract; the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact; nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order; measurements given are approximate; prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey.

**JT | JOHN THOROGOOD**

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## NIGHTINGALE LANE LONDON SW12

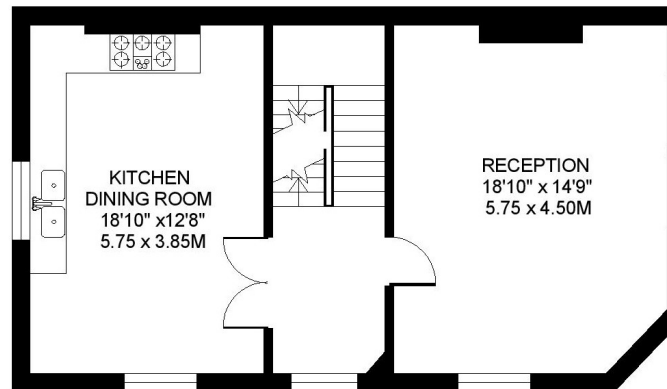
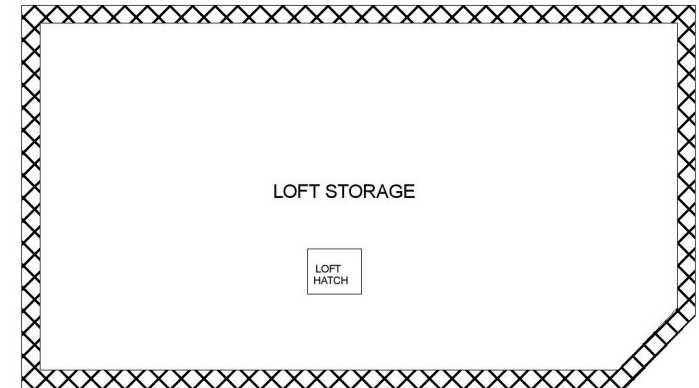
APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA

■ = 1390 SQ.FT / 129.1 SQ.M.

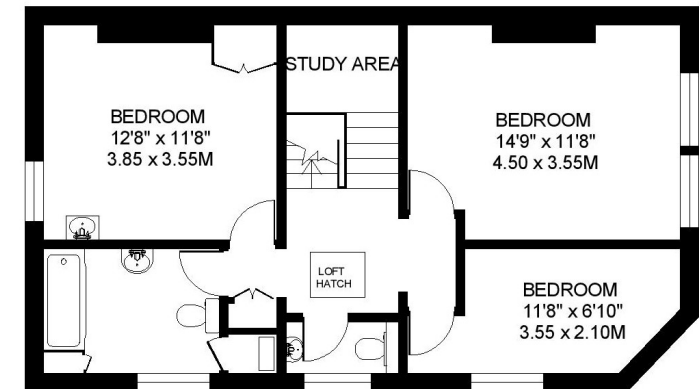
APPROXIMATE ADDITIONAL AREAS

XXX = 645 SQ.FT. / 59.9 SQ.M.

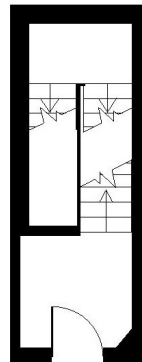
TOTAL AREAS SHOWN ON PLAN  
2035 SQ.FT. / 189 SQ.M.



FIRST FLOOR 645 SQ.FT.



SECOND FLOOR 645 SQ.FT.



GROUND FLOOR 100 SQ.FT.

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