

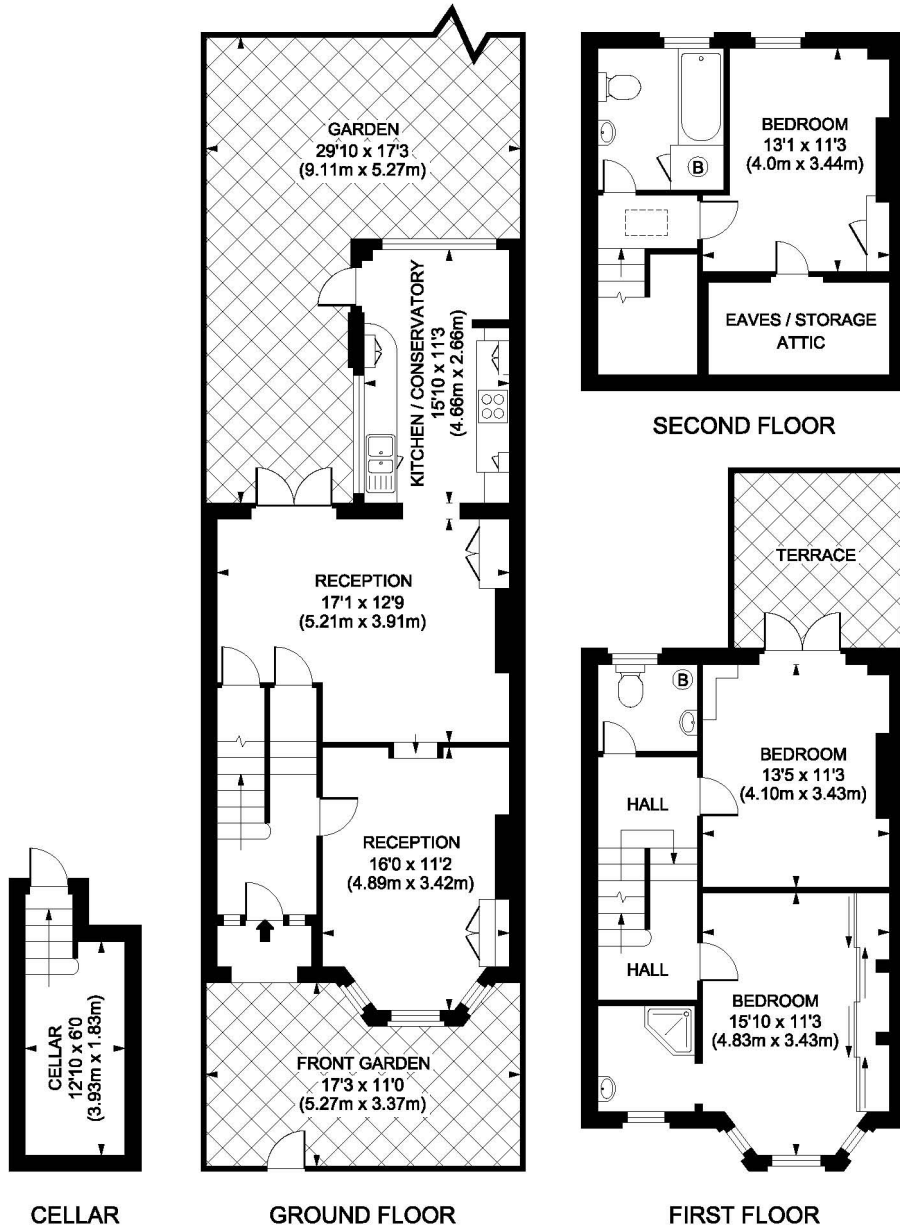


**Calbourne Road**  
**The Nightingale Triangle**  
**SW12**

**TO LET**

**NO SHARERS.** Located in one of the nicest streets in the very convenient Nightingale Triangle, this terraced Victorian house is attractively presented. With three double bedrooms, two bath/shower rooms, a well-fitted modern kitchen and South-facing garden, it is close to the open spaces of Wandsworth Common and excellent transport facilities via Balham, Clapham South and Wandsworth Common stations.





Calbourne Road, SW12  
 Gross Internal area 1528 sq ft/142 sq metres  
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**PROPERTY FEATURES**

- Separate WC
- Roof Terrace
- Available October
- Cellar & Loft Storage
- South-Facing Garden
- Kitchen / Conservatory
- Double Reception
- Three Double Bedrooms
- Two Bath / Shower Rooms (one En-Suite)
- 1528 Sq Ft/ 142 Sq M

**VIEWING BY APPOINTMENT ONLY**

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

