

FOR SALE





Recently shortlisted for the RIBA London Prize, this unique, detached house by award winning architect Hayhurst and Co has been ingeniously designed over the ground and basement levels with an integral central courtyard/ glass atrium transferring wonderful natural light throughout the property. Quietly situated in a leafy position in The Triangle close to the amenities and transport connections at Clapham South and Balham and the recreational facilities and green spaces of both Clapham and Wandsworth Commons. All pictures by Marcus Peel Photography.

This stylish and contemporary house has a large main bedroom with ample bespoke wardrobes and a bathroom, with separate walk in shower, en-suite. There is a second double bedroom (currently used as an office) and a further shower room/WC near the entrance. The remainder is a wonderfully light and open plan living space, comprising a beautiful open-plan reception/kitchen with glass doors into the central courtyard. Premium brand finishes and fittings are stylish, high quality with lots of natural wood and polished concrete.

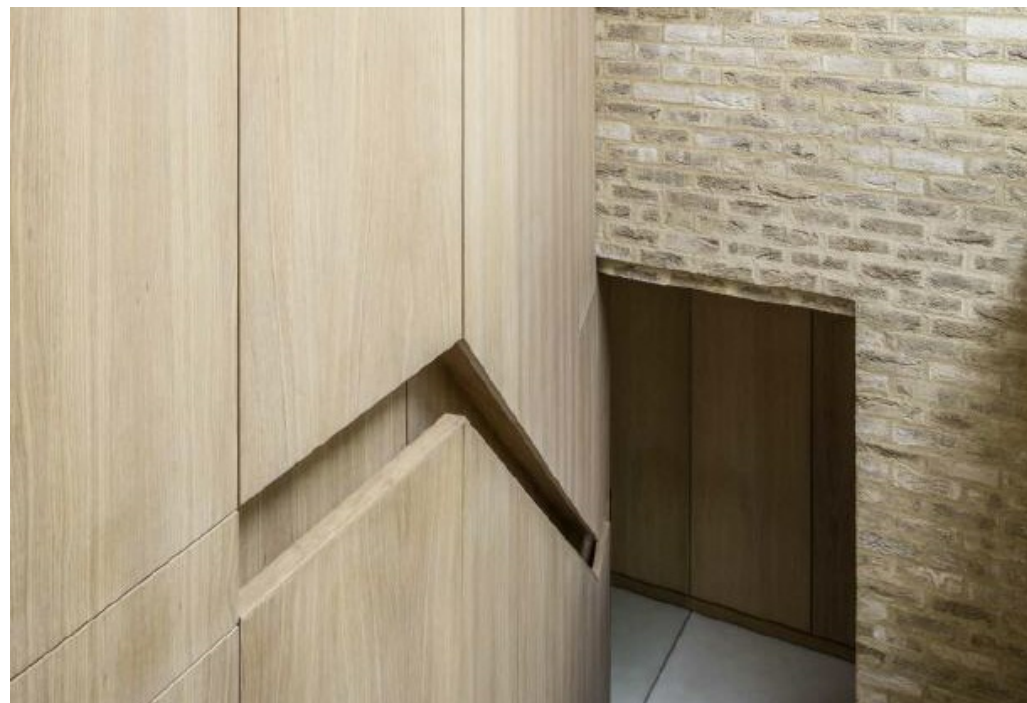
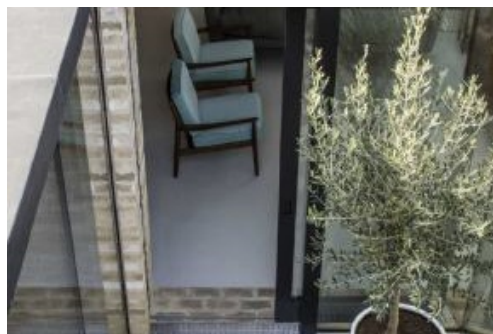
Bracken Avenue is an attractive and convenient street which runs off Nightingale Lane and this property is situated at the quieter end near Temperley Road. Northern Line trains run from Clapham South tube station (under half a mile away) direct to The West End and The City and there are also mainline services close by at Balham and Wandsworth Common stations.

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Bracken Avenue
Nightingale Triangle SW12

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PROPERTY FEATURES

- Architect designed
- RIBA London Prize 2017 - Shortlisted
- Freehold
- Master Bedroom
- 2nd Double Bedroom
- E/S Bath/Shower Room
- Shower Room/WC
- Atrium/Courtyard
- 902 SQ.FT / 83.8 SQ.M



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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.



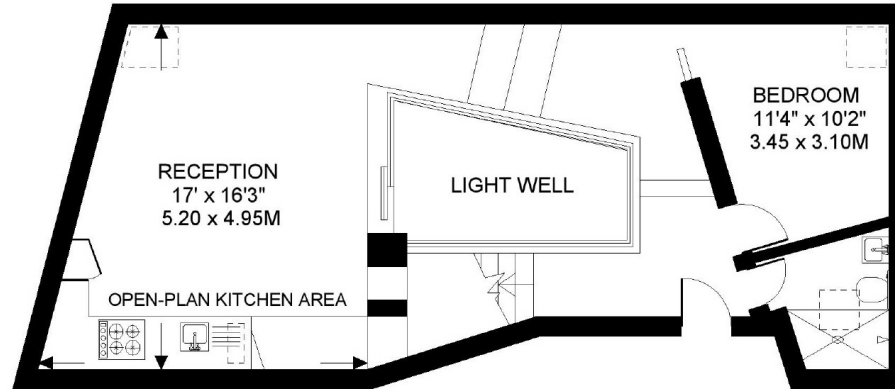
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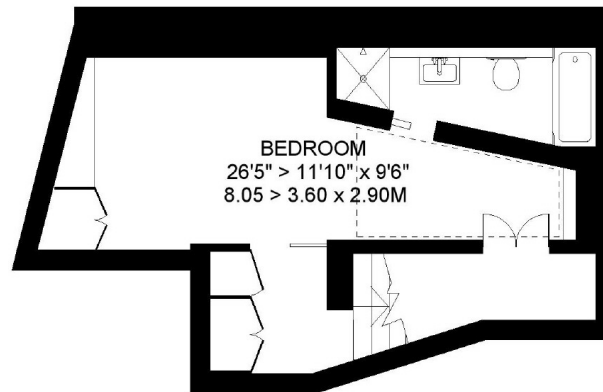
BRACKEN AVENUE
BALHAM
LONDON SW12



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
902 SQ.FT / 83.8 SQ.M.



GROUND FLOOR 560 SQ.FT.



LOWER GROUND FLOOR 342 SQ.FT.

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