

FOR SALE





An elegant and spacious two double bedroom apartment (1062 SQ. FT / 98.6 SQ. MT) converted from a Grade II listed semi-detached Victorian building. It has private patios to front and rear plus its own entrance. Situated close to Clapham and Wandsworth Commons, excellent train/tube services and numerous shopping, eating and drinking choices in Northcote Road, Bellevue Road and Balham.

This building is one of 6 houses between Ramsden and Endlesham Roads that have been featured in various books on period architecture. The buildings were built in 1879 for the managers of the Royal Doulton Company in a highly decorative style, with ceramics similar to those used on the Royal Albert Hall. The exterior of the building was extensively restored c.2000 with the roof, chimneys, windows and garden walls all being renovated to their original state. This apartment occupies the whole of the bottom floor and consequently retains the original grand proportions and has its own private entrance.

The apartment is approached through a small private patio. A private entrance leads into a wide and light hallway with marble floors, off which is a spacious reception room with solid French Oak floors, a fireplace and space for a dining table. The main bedroom is a similar size with a marble fireplace, fitted wardrobes and large windows and has a door out to the rear patio. Additionally there is a second double bedroom with wooden fireplace. The fitted kitchen has good storage units. There is a fully tiled bathroom with roll-top bath with an independent shower above it and with a separate WC alongside. Both have underfloor heating. .

Nightingale Lane runs between Wandsworth and Clapham Commons. The flat is well located for access to both Clapham South tube and Wandsworth Common BR. The shopping facilities and restaurants of Northcote and Bellevue Roads are within easy reach.

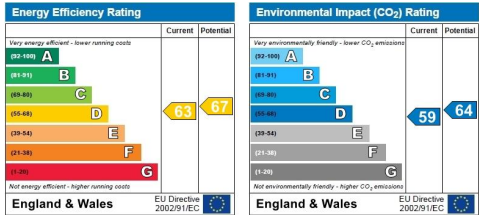


Nightingale Lane
Nightingale Triangle SW12

FOR SALE

PROPERTY FEATURES

- Grade II Listed Building
- Own Front Door
- Wide Hallway
- Large Reception
- 2 Double Bedrooms
- Fitted Kitchen
- Bath/Shower Room
- Private Patios
- No chain
- 1062 SQ.FT / 98.6 SQ. M



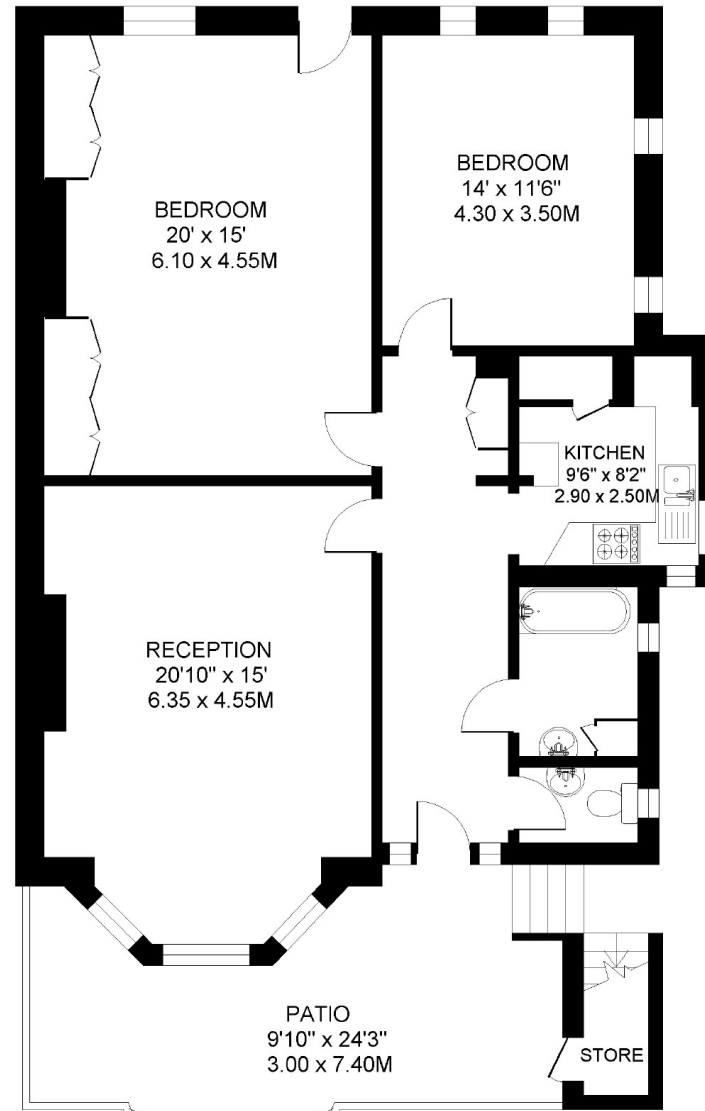
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020 7228 7474 | sales@john-thorogood.co.uk
140 Northcote Road SW11 6QZ | john-thorogood.co.uk



NIGHTINGALE LANE. SW12
APPROXIMATE INTERNAL FLOOR AREA
1062 SQ.FT / 98.6 SQ.M.



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