

**FOR SALE**









This grand Victorian house has been completely refurbished and extended in painstaking detail. The result is a contemporary family home of breath-taking quality, offering five bedrooms (including a superb master suite), a spectacular extended kitchen and a sunny and secluded south-facing garden. It boasts a prestigious address in this beautiful garden square close to transport links at Wandsworth Common, Balham and Clapham South, as well as the many excellent local schools.

Located on the favoured south side of the square, this natural three-storeyed house is one of a handful built wider than their counterparts on the north side. And when you see the superb flexible living space on offer here, it is very apparent. The front reception room can be used as a self-contained entertaining space, or the huge glazed doors can be opened into the spectacular kitchen/family room behind to create an open-plan ground floor. The solid oak flooring, which has been fitted on every level, adds to the open flow. The kitchen/family room itself has been designed in zones – with a cooking area, two eating areas and an informal 'library' with huge swathes of fitted bookshelves. The kitchen itself is by Italian company Tisettanta, with Carrara Marble Worktops and Miele appliances. There are three sets of floor-to-ceiling sliding glass doors providing access to the garden. Here, the composite decking has been selected to closely match the interior flooring – creating an easy flow between outside and in. The garden has been beautifully designed and, because of the property's position in the square, offers uninterrupted southerly views. And with no houses directly behind, it offers the maximum seclusion possible. Completing the ground floor, there is a downstairs WC and utility room.

Upstairs the master suite, with its sumptuous bathroom and Italian wardrobes, is arranged over the rear of the house. To the front, a guest bedroom offers views of the garden square, with an adjacent shower room. Across the top floor, three generous sized bedrooms share the family bathroom.

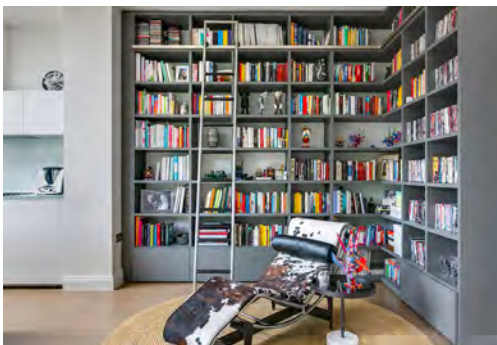
The house has been entirely remodelled from top to bottom, having been stripped back to the original brickwork and works have included complete re-wiring, re-plumbing, new internal walls and ceilings, new windows and new roof.

Further highlights include:

- Sonos installed to the ground floor and master suite
- Comprehensive alarm system
- Wifi-controlled under floor heating throughout
- New Kitchen Extension
- Italian Tisettanta fitted wardrobes and bookshelves

The private garden square itself was renovated a few years ago and has high iron railings around and is for the exclusive use of the residents of the square. It provides a wonderful play area for the children and families and can be used for private functions.

Nightingale Square is located just south of Nightingale Lane close to both Clapham and Wandsworth Commons. It is well positioned for commuting access to the City and the West End. Clapham South tube (Northern Line), Wandsworth Common (mainline) and Balham (tube / mainline) are all less than half a mile away. Extensive shopping facilities can be found in nearby Bellevue Road and Northcote Road where there is also a thriving street market. The area is also renowned for its wide choice of quality restaurants, bars and coffee houses. There is a Waitrose within walking distance as well as numerous other supermarkets and shopping facilities close by in Clapham and Balham. There is an excellent selection of schools in the area for all age groups in both the private and state sectors.







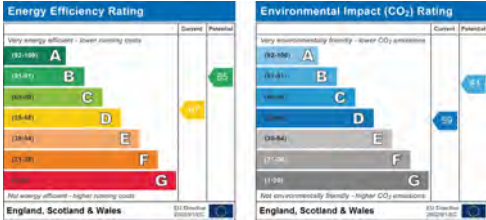
# Nightingale Square

## Nightingale Triangle SW12

**FOR SALE**

### PROPERTY FEATURES

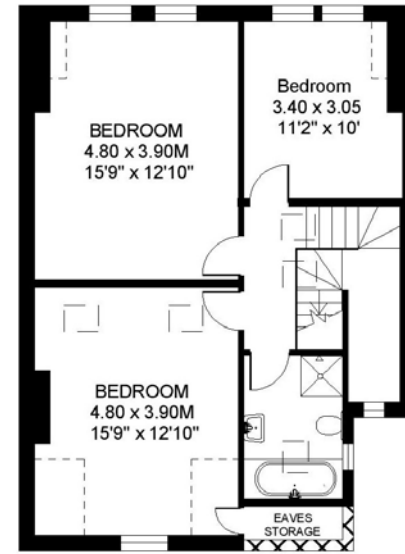
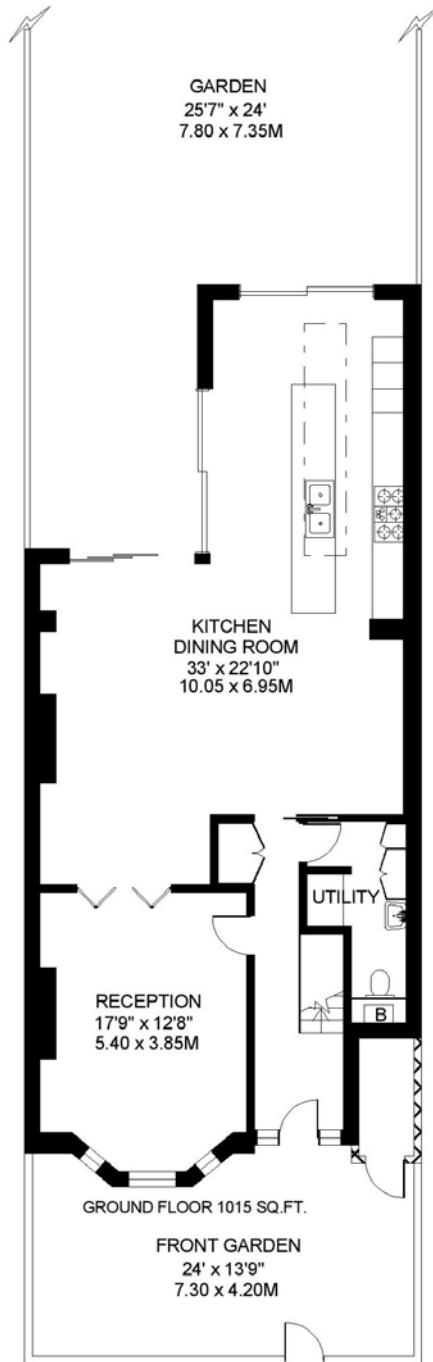
- Reception Room
- Extended Kitchen / Family Room
- Landscaped South-Facing Rear Garden
- Master Suite
- 5 Bedrooms (total)
- Three Bath / Shower Rooms (total)
- Study Area
- Downstairs WC/Utility Room
- Hi-Tech Installations
- Side Accessed Storage
- Access to Communal Square
- 2,452 Sq Ft / 227.8 Sq M



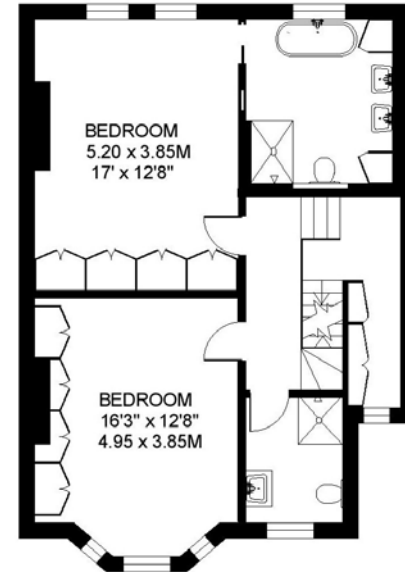
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SECOND FLOOR 688 SQ.FT.



FIRST FLOOR 710 SQ.FT.

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**NIGHTINGALE SQUARE  
LONDON SW12**

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
 = 2413 SQ.FT / 224.2 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 KXX = 39 SQ.FT. / 3.6 SQ.M.  
**TOTAL AREAS SHOWN ON PLAN  
2452 SQ.FT. / 227.8 SQ.M.**