



## Nightingale Lane, SW12

£475,000 Share of Freehold

515 sq ft (48 m<sup>2</sup>) • large double bedroom • close to Wandsworth Common • generous reception room • high ceilings • close to transport links • EPC: E



Douglas  
& Gordon



Situated on the first floor of this impressive and characterful property is this very light, spacious and well arranged flat. The property benefits from generous room proportions and high ceilings throughout. Accommodation wise, the property comprises a beautiful, large reception room with a bay window and space for dining table. The kitchen contains in built appliances along with a number of wall and base units. There is a large double bedroom with an abundance of natural light and in built wardrobes whilst the bathroom is tiled and offers shower over bath. The flat further benefits from wooden flooring throughout.



Situated on Wexford Road, the flat is within moments of the Bellevue Road and its shops, bars and restaurants. The wide open spaces of Wandsworth Common are conveniently located just at the top of Wexford Road. Access north of the river is from Wandsworth Common mainline railway station, which is less than a minute's walk away with trains running direct to Victoria, or to Waterloo via Clapham Junction. Alternatively, access is also available via the northern line from Clapham South or Balham underground stations.

- large double bedroom
- close to Wandsworth Common
- generous reception room
- high ceilings
- close to transport links

Approximate gross floor area:  
515 sq ft (48 m<sup>2</sup>)  
Includes Cellar or Storage  
Space where applicable

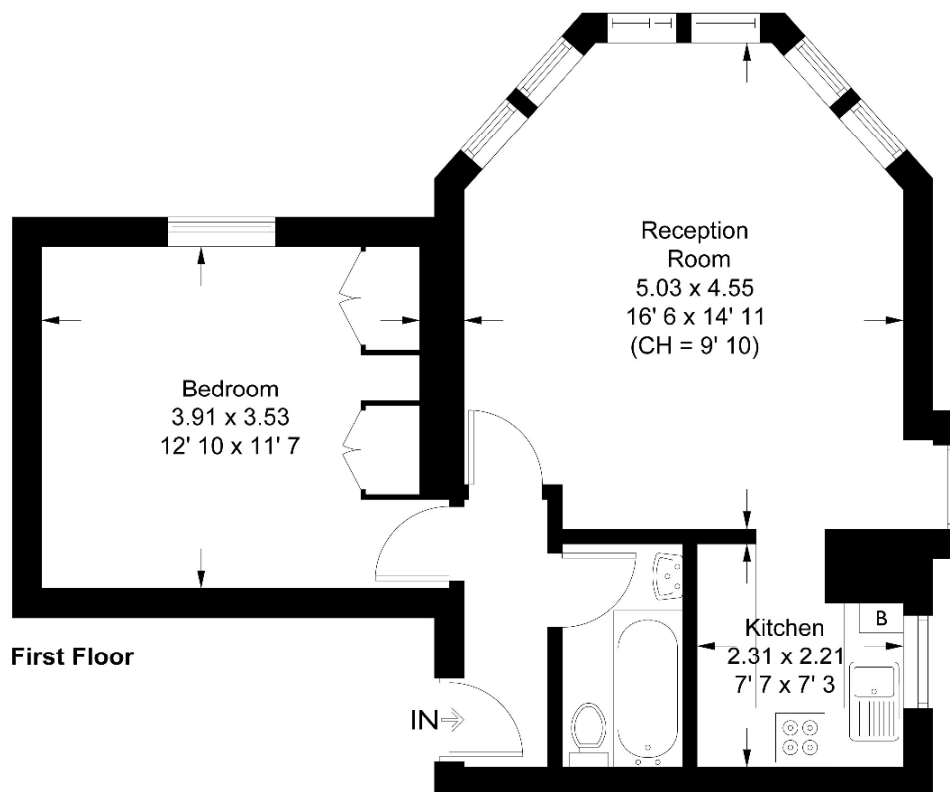
FOR ILLUSTRATIVE PURPOSES ONLY.  
NOT TO SCALE.

As defined by RICS code of  
measuring practice

This floorplan is representative and for  
illustrative purposes only. The measurements  
provided are approximate only and not to  
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party. Prospective purchasers or tenants are  
advised to carry out their own survey if they  
require reliable measurements. No  
responsibility is taken for any error, omission,  
misstatement or use of data shown.  
Details Prepared: 18 September 2023

## Wexford Lodge

Approximate Gross Internal Area = 515 sq ft / 47.8 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

## Good to know

Nearby station: Wandsworth Common  
 160m (2 mins) (Line of sight)  
 Gross floor area: 515 sq ft (48 m<sup>2</sup>)  
 Local authority: Wandsworth  
 Council tax band: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
572-100	<b>A</b>		
91-101	<b>B</b>		
69-80	<b>C</b>		79
55-68	<b>D</b>	63	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



\* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

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