



# A stunning and spacious two bedroom flat within Hightrees House.

**Hightrees House, Nightingale Lane, London, SW12**  
Share of Freehold





A wonderful open plan living space, perfect for entertaining • 3 minute walk to Clapham South station (Northern Line) • Fantastic local Balham and Clapham amenities nearby • Two double bedrooms • Concierge/postal service • Elegant Art Deco building • Heating and hot water included • Secure bike storage • Several roof terraces overlooking Clapham Common

#### Local Information

Hightrees House is located at the end of Nightingale Lane on the edge of Clapham Common and is 0.2 miles from Clapham South Underground Station (Northern Line, now running a 24 hour service at weekends.)

Wandsworth Common (National rail) and Clapham Junction (London Overground and National Rail) are also within easy reach.

Hightrees House is within close proximity of the shops, bars, restaurants and cafes on the ever popular Northcote Road as well as the many amenities of Balham and Clapham, including large Sainsbury's and Waitrose stores as well smaller independents such as Moxon's fishmongers at Clapham South. A further selection of wonderful coffee shops, pubs and restaurants can be found running along the edge of Wandsworth Common including Flotsam and Jetsam and the Michelin star restaurant Chez Bruce.

Situated across the road on the common is an excellent tennis club, an outdoor gym and children's play area. There are numerous outstanding schools in the area, one of the main reasons for its popularity with families.

#### Tenure

Share of Freehold

Length: approx. 999 years from 1982

Service Charge: approx. £5,000 per annum (includes all heating and hot water, buildings insurance and sinking fund)

#### About this property

This property benefits from the amenities that Hightrees house has to offer including a communal swimming pool, gym and a roof terrace.

As you enter the property the large reception room can be found on the right benefitting from a large living space and an abundance of natural light throughout.

The two bedrooms can be found to the rear of the property, the smaller of which could also be used as a study. The principal bedroom boasts direct access out onto the balcony and built in storage. Adjacent to the bathroom is the modern kitchen with integral appliances.

#### Local Authority

Wandsworth

#### Energy Performance

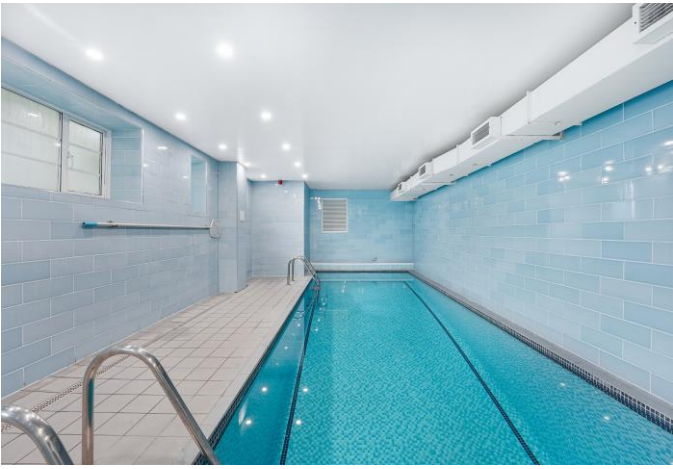
EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office.  
Telephone: +44 (0) 20 8673 4111.







Hightrees House, SW12

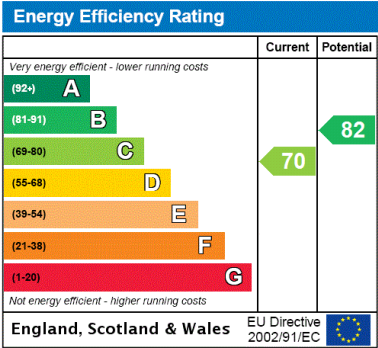
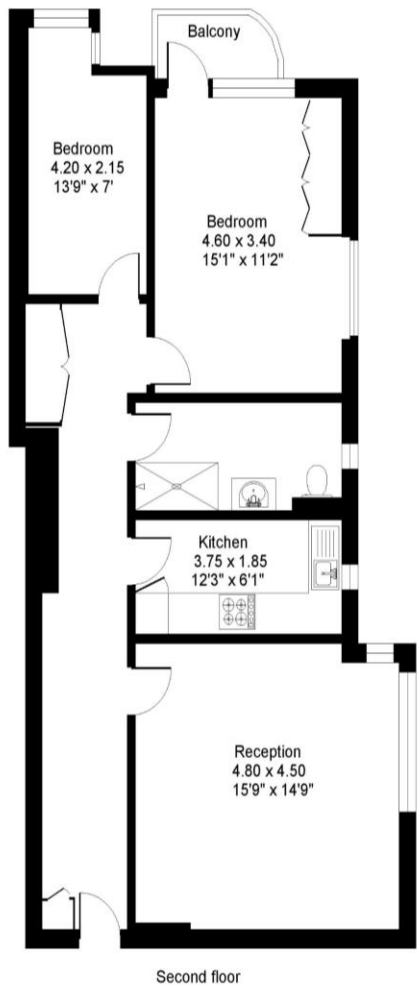
Gross internal area (approx.):  
78.5 sq.m. (845 sq.ft.)  
For identification purposes only. Not to scale.  
Floorplanners ©



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