



An immaculately presented apartment located on the second floor of this prestigious building.

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





**A wonderful and bright apartment**

**A large double bedroom**

**Close to Clapham South station (Northern Line)**

**Fantastic local Balham and Clapham amenities nearby**

**Concierge/postal service**

**Elegant Art Deco building**

**A roof terrace 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 schools in the area.







## About this property

This fabulous one bedroom apartment situated in this stylish 'Art Deco' building offers flexible living space and is conveniently located for the green open space of Clapham Common. Original features such as the beautiful Crittal windows have been retained throughout the apartment.

Finished in 1938 this Art Deco building offers an indoor swinging pool, gym, extensive roof terrace, secure bike storage, a lift, post room, porter and beautifully manicured communal gardens. The building is immaculately maintained and underwent refurbishment including re-painting of the exterior in 2017.

The reception room is situated to the left as you enter the apartment,

and is filled with light through the large window. This generous room allows space for a seating area and dining table. Adjoining is the kitchen which features a wide range of contemporary units with integrated appliances.

The double bedroom, to the rear, is flooded by an abundance of natural light. There is also a modern bathroom off the hallway.



**Tenure:** Share of Freehold (992 underlying leasehold years remaining)

**Local Authority:** Wandsworth

**Energy Performance:** EPC Rating = C

**Viewing:** Strictly by arrangement with Savills.

Hightrees House, SW12

Gross internal area (approx.):

49.4 sq.m. (532 sq.ft.)

For identification purposes only. Not to scale.

Floorplanners ©



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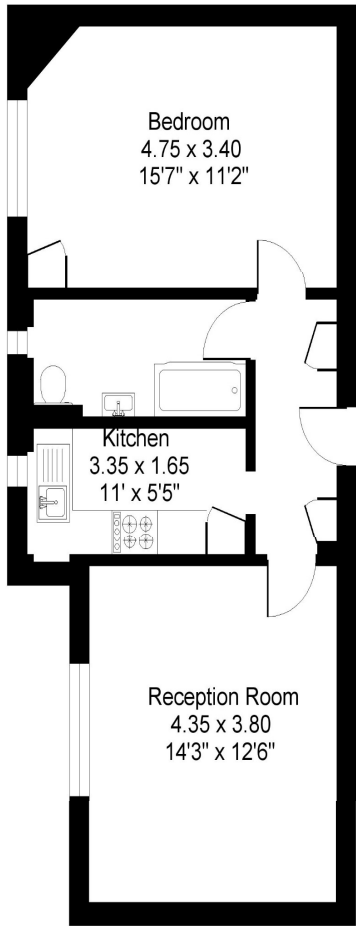
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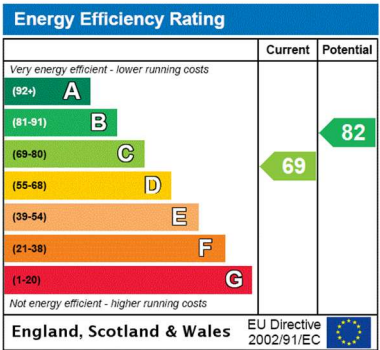
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Second floor  
532 Sq.ft.



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