



Nightingale Lane

London SW12

A substantial detached and immaculately presented four bedroom family home with a stunning garden.



Nightingale Lane is ideally placed to benefit from the many local shops and restaurants. Clapham South underground station and the mainline station at Wandsworth Common that links via Clapham Junction to Victoria and Waterloo are both nearby. The wide open spaces of Wandsworth and Clapham Common are also within easy reach. It benefits from excellent shopping both on the Northcote Road and Bellevue Roads.



Set back behind a pretty front garden this beautiful detached, four bedroom family home has ample entertaining space and a beautifully landscaped garden.

The hallway gives access to a reception room to the front with a large window which floods the room with light. To the rear is a beautifully extended kitchen/dining room with a wide range of contemporary units with a large island and modern integrated appliances. The room has been cleverly designed to allow space for a large dining table and generous family area, which further extends the space in to the garden via bi-folding doors. The beautiful garden has been part paved to the front and lawned with mature trees and shrubs to the rear. There is also a studio to the rear. The ground floor further benefits from a cloakroom.

The first floor comprises a spacious principal bedroom suite with built-in storage and a family bathroom with a walk-in shower. There are a further two double bedrooms and a large family bathroom. The second floor features a double bedroom and an en suite with a walk-in shower.

The house further benefits from generous eaves storage as well as secure side access from the front of the house to the garden.

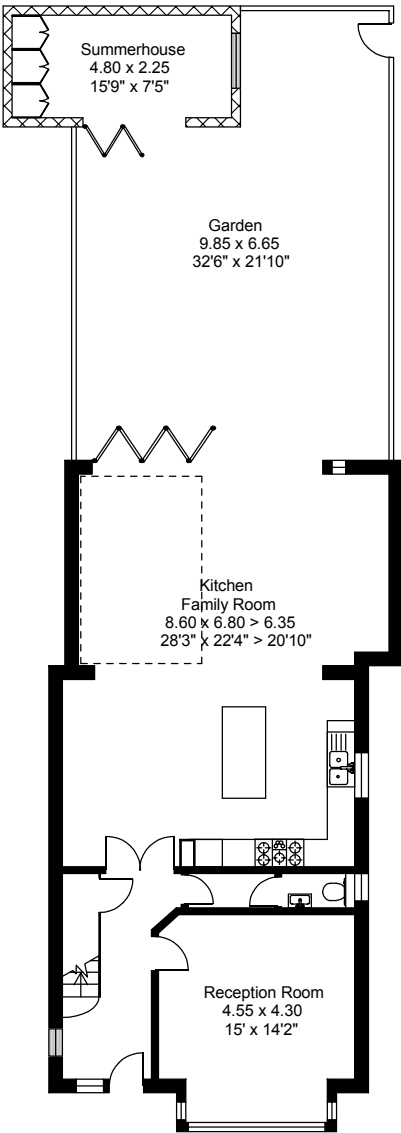
ACCOMMODATION

- Four double bedrooms
 - Detached
 - Reception room
 - Kitchen/Dining Room
 - Three bathrooms
 - Garden
 - 2,216 Sq.ft.
 - Outdoor studio
 - EPC = D
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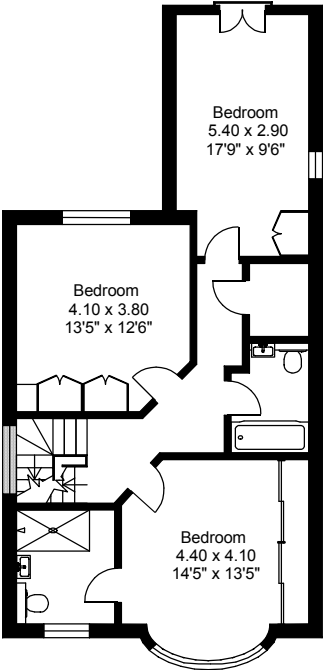


Gross internal area (approx.)
 195.1 sq m (2,100 sq ft)
 Plus summerhouse 10.8 sq m (116 sq ft)
 Total area shown on plan 205.9 sq m (2216 sq ft)

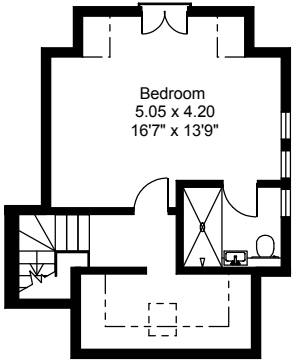
Tenure: Freehold
 Local Authority: London Borough
 of Wandsworth



Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	80 C
39-54	E		
21-38	F		
1-20	G		



Viewing: Strictly by appointment with Savills.

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