



Nightingale Lane, SW12

£435,000

** Guide Price £435,000-£450,000 ** A spacious ground floor flat within a prestigious 1930's block adjacent to Clapham Common. Offering scope to be upgraded, plus a share of the freehold.

- Share of Freehold
- One Bedroom
- Communal Gardens
- Roof Terrace
- Gym and Pool
- Onsite Building Manager

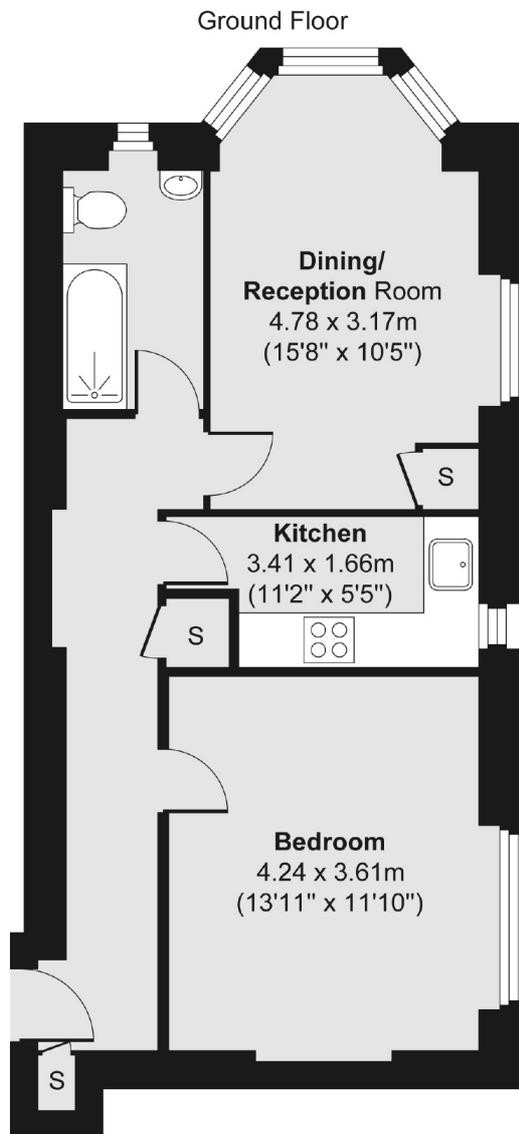


The building is set back from the road and has a secure entry system into the impeccably kept property with a long corridor leading to the private entrance of the flat. Once inside there are two useful storage cupboards and the hallway provides access to all rooms. The large bedroom was formally used as the reception room and so can be swapped back as desired. Next, you come to a fitted kitchen which has a good selection of fitted units and appliances. Next you come to a bathroom which could benefit for an upgrade and finally a lovely dual aspect reception room with an attractive bay window which overlooks the communal gardens. These gardens are private to the residents of the block and are beautifully maintained. In addition there is a fabulous roof top terrace with magnificent views of central London and beyond. Finally there is a communal gym and even an indoor swimming pool for use of the residents.

Hightrees House, built in 1937 is on the corner of Clapham Common West Side and Nightingale Lane therefore overlooking Clapham Common and literally







Total area (approx.) 47.74 sq. m (514 sq. ft)

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