



ABBOTT HOUSE, NIGHTINGALE LANE, SW12

Carter Jonas

# ABBOTT HOUSE, NIGHTINGALE LANE, SW12

Desirably located between the Commons, close to Northcote Road, Balham and Bellevue Road, this c. 825 sq. ft., three-bedroom ground floor apartment has open-plan living space, a private balcony, and a quiet communal garden. Set back from Nightingale Lane and Hendrick Avenue, the apartment is located on the ground floor of a well-maintained residential block.

The bright living room is spacious with a southerly aspect, and benefits from good ceiling heights and wooden flooring. The practical kitchen has plenty of storage and overlooks the communal garden. A generous, square hallway leads to the bedrooms and out to the private balcony. The principal bedroom overlooks the gardens to the rear and has plenty of built-in wardrobe and storage space. A second double bedroom is located at the front of the property, with a further double bedroom and a spacious bathroom completing the accommodation.

Nightingale Lane runs from Bolingbroke Grove, Wandsworth Common to Clapham South, and falls within an area known as 'Between the Commons.' The property is located on the corner of Nightingale Lane and Hendrick Avenue, a prime residential area of Balham. Close by to all the amenities of Balham, Bellevue and Northcote Roads, with Wandsworth Common within a short stroll. Nearby transport includes Clapham South Underground (Northern Line), Balham (Northern Line) and the Overland at Wandsworth Common and Balham.

Lease: 125 years from 22 January 2001  
Service charge: £1,557 (2023/2024); Ground rent: Peppercorn  
Council Tax: Wandsworth Band D

N.B We have employed CGI on an image of the living room in order to enhance presentation. Furnishings and décor are not accurate to the property.

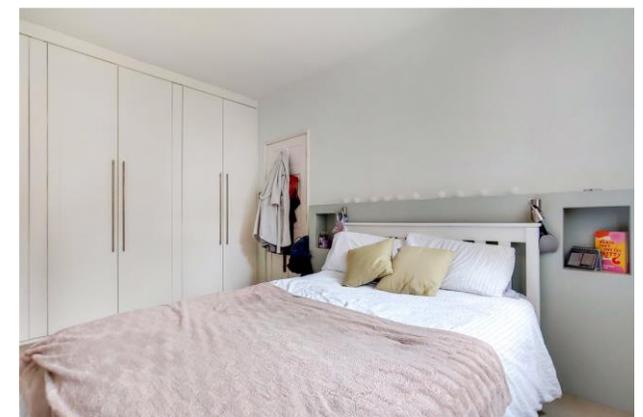
## AMENITIES

- 3 bedrooms
- Ground floor
- Communal gardens
- Close to Northcote Road & Balham
- Overland at Wandsworth Common
- Clapham South (Northern Line)

**TENURE** Leasehold

**LOCAL AUTHORITY** London Borough of Wandsworth

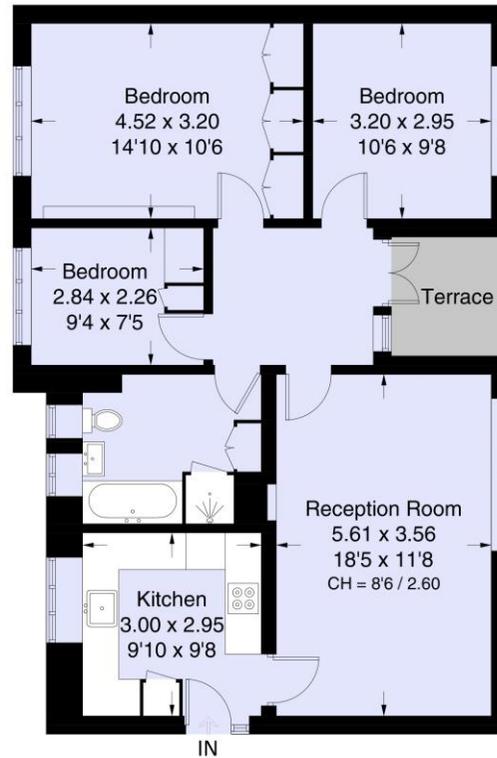
**EPC BAND** D





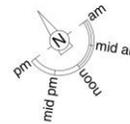
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Approximate Gross Internal Area  
76.7 sq m / 825 sq ft



## Ground Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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