



WEXFORD LODGE, 163 NIGHTINGALE LANE, SW12

Carter Jonas

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An immaculately presented first floor flat ideally located moments from Wandsworth Common and Bellevue Road. The property features a double bedroom with built-in wardrobes, modern bathroom, and an allocated parking space.

Wexford Lodge is located on the corner of Nightingale Lane and Wexford Road. Wandsworth Common Station (National Rail), Balham Underground Station (Northern Line) and Clapham South Underground Station (Northern Line) are all nearby for access to central London.

AMENITIES

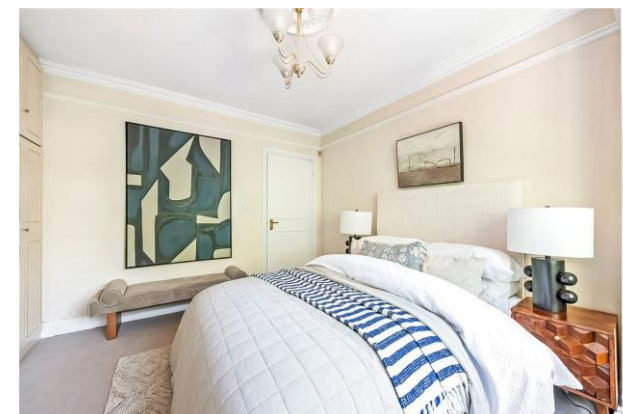
- Allocated off-street parking space
- Under 5-minute walk to Wandsworth Common Station (Direct links to Victoria)
- 15-minute walk to Balham Tube Station
- Stones throw to Bellevue Road shops, cafés and restaurants
- UPVC double-glazed windows with bespoke fitted blinds
- Service Charge £728 per quarter (includes building insurance)
- Sinking fund for the building

TENURE Share of Freehold

LOCAL AUTHORITY London Borough of Wandsworth

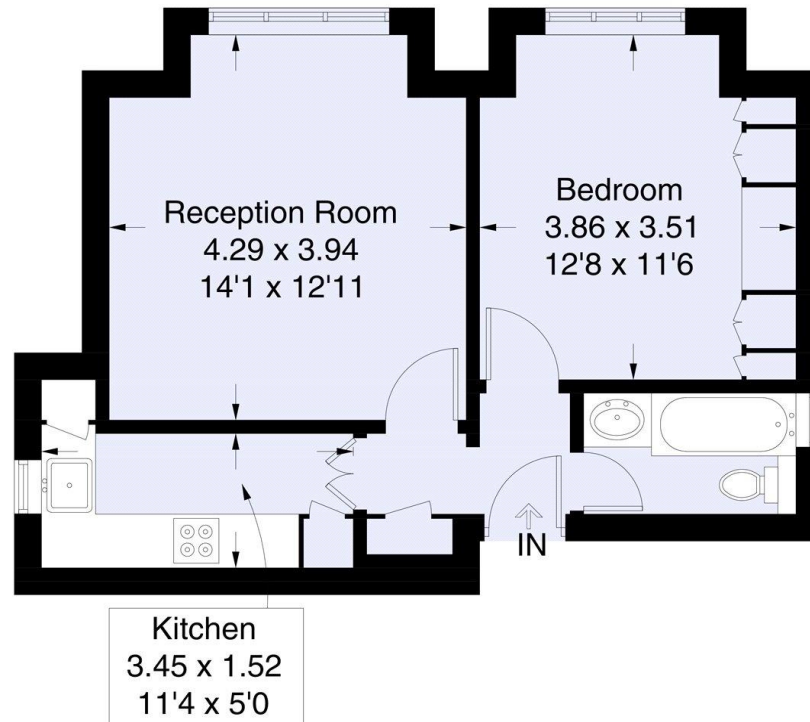
EPC BAND C

**IMMACULATELY PRESENTED ONE-BEDROOM FIRST FLOOR FLAT WITH PARKING
OPPOSITE WANDSWORTH COMMON, MOMENTS AWAY FROM THE STATION.**



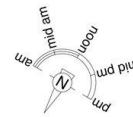
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Approximate Gross Internal Area = 42.6 sq m / 458 sq ft



First 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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		

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