



NIGHTINGALE LANE, LONDON, SW12
£800,000

Carter Jonas

NIGHTINGALE LANE, LONDON, SW12

Set within a stunning double-fronted Victorian villa is this impressive ground floor flat that benefits from having a large south-west facing garden and a separate 500 sq ft basement. Wexford Lodge sits directly opposite the vast green open spaces of the highly popular Wandsworth Common.

The flat benefits from having an impressive bay-fronted reception room which leads out to the large garden and comes with off-street parking space.

AMENITIES

- Two double-bedroom ground floor flat with impressive high ceilings throughout
- Spacious bay-fronted reception room with large windows
- A generously sized south-westerly facing private garden, ideal for outdoor entertaining
- Period features throughout such as original fireplace and wooden flooring
- Off street parking (for one car)
- Separate 500+ sq ft basement, for use such as a snug/guestroom, cinema room, workspace, and storage
- Ideal location for the local amenities of Wandsworth Common, Balham, and Bellevue Village
- Stones throw from Wandsworth Common train station (Overground)
- Service Charge: £3,040 pa (plus £1,347.60 pa for reserve fund)
- Ground Rent: N/A

TENURE Share of Freehold with an underlying leasehold of approximately 989 years remaining

LOCAL AUTHORITY London Borough of Wandsworth (Band E)

EPC BAND D

A BEAUTIFULLY PRESENTED TWO BEDROOM GARDEN FLAT WHICH BENEFITS FROM HAVING AN IMPRESSIVELY LARGE PRIVATE GARDEN, OFF STREET PARKING WHILST BEING MOMENTS AWAY FROM WANDSWORTH COMMON.





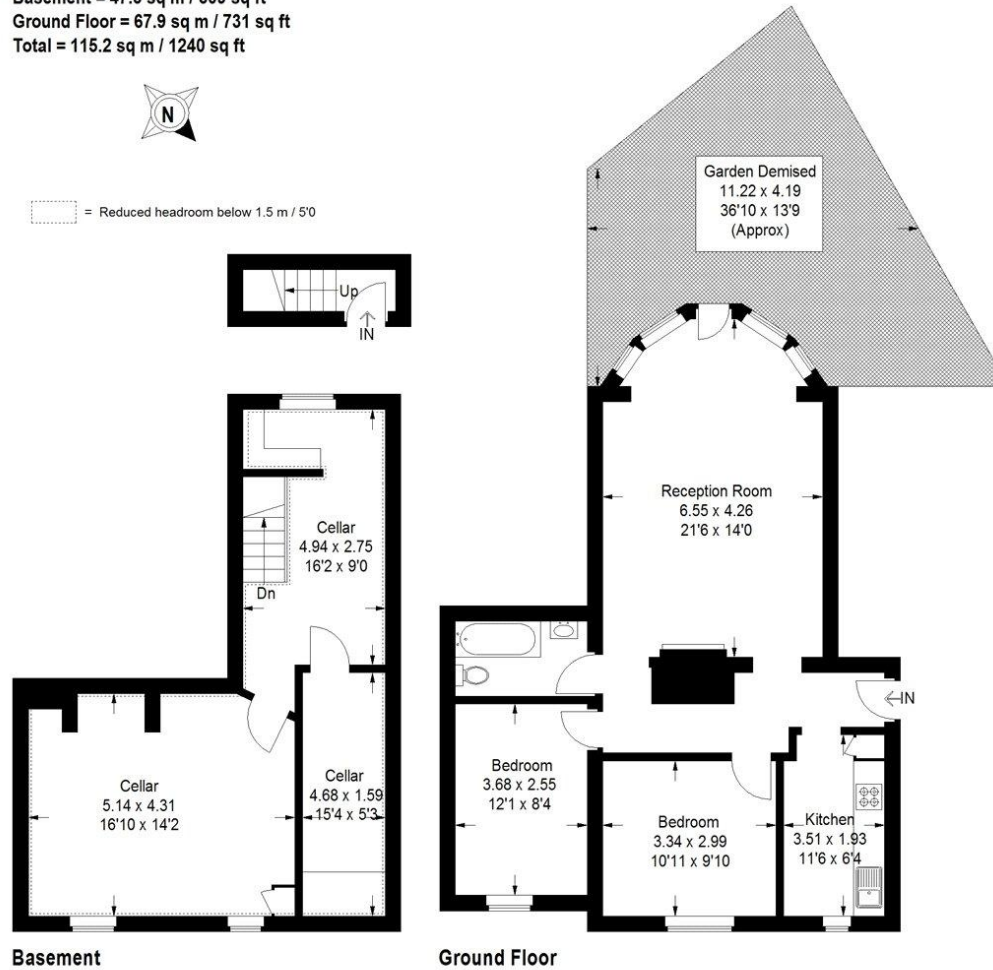


Wexford Lodge, SW12

Approximate Gross Internal Area
 Basement = 47.3 sq m / 509 sq ft
 Ground Floor = 67.9 sq m / 731 sq ft
 Total = 115.2 sq m / 1240 sq ft



= Reduced headroom below 1.5 m / 5'0"



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		

This 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. (ID1295606)

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