

NIGHTINGALE LANE, SW4
ASKING PRICE: £750,000



WILFORDS

LONDON

186 Northcote Rd SW11 6RE
info@wilfords.com

020 7361 0400

wilfords.com



NIGHTINGALE LANE, SW4
£750,000

1 BEDROOM | 1 BATHROOM | 1 RECEPTION ROOM | KITCHEN | LEASEHOLD | 684 SQ FT | 64 SQ M

A luxurious one-bedroom apartment in Audley's premier London Retirement Village.

Set within the prestigious Audley retirement village—London's first of its kind—this beautifully appointed ground floor apartment offers refined living in a prime Clapham location. Overlooking the leafy expanse of Clapham Common and just moments from Clapham South Underground Station, the property combines modern elegance with exceptional convenience.

Designed with comfort and style in mind, the apartment features a spacious open-plan reception area and a high-specification kitchen fitted with premium Miele appliances, including an integrated oven, fridge/freezer, washing machine and dishwasher. Floor-to-ceiling doors lead to a private terrace, seamlessly extending the living space and offering a tranquil outdoor retreat—accessible from both the living area and the bedroom.

The double bedroom includes bespoke fitted wardrobes and direct access to a luxurious Jack and Jill shower room, creating a practical yet indulgent en-suite experience.

Residents benefit from exclusive membership to the Audley Club, which includes access to a private health and wellbeing centre featuring a swimming pool, fitness suite, cinema, and restaurant.

The development is ideally situated for local shops, cafés, and the vibrant amenities of Clapham, while excellent transport links provide swift access to central London destinations such as Waterloo, London Bridge, and King's Cross. This is an outstanding opportunity to enjoy independent living with the reassurance of a supportive community and first-class facilities in one of South London's most desirable neighbourhoods.

A monthly management fee (MMF) and deferred management charge (DMC) apply to this property. More information upon request.



Approximate Area = 63.6 sq m / 684 sq ft



NIGHTINGALE LANE, CLAPHAM SOUTH, SW4

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

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 preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

WILFORDS

LONDON

020 7361 0400

186 Northcote Rd SW11 6RE
info@wilfords.com

wilfords.com

