

Nightingale Square, SW12  
Guide Price: £3,500,000 - £4,000,000



WILFORDS  
LONDON



## Nightingale Square, SW12

£3,500,000 - £4,000,000

3,393sq ft / 315 sq m

5 Bedrooms

3 Bathrooms

4 Reception Rooms

Kitchen

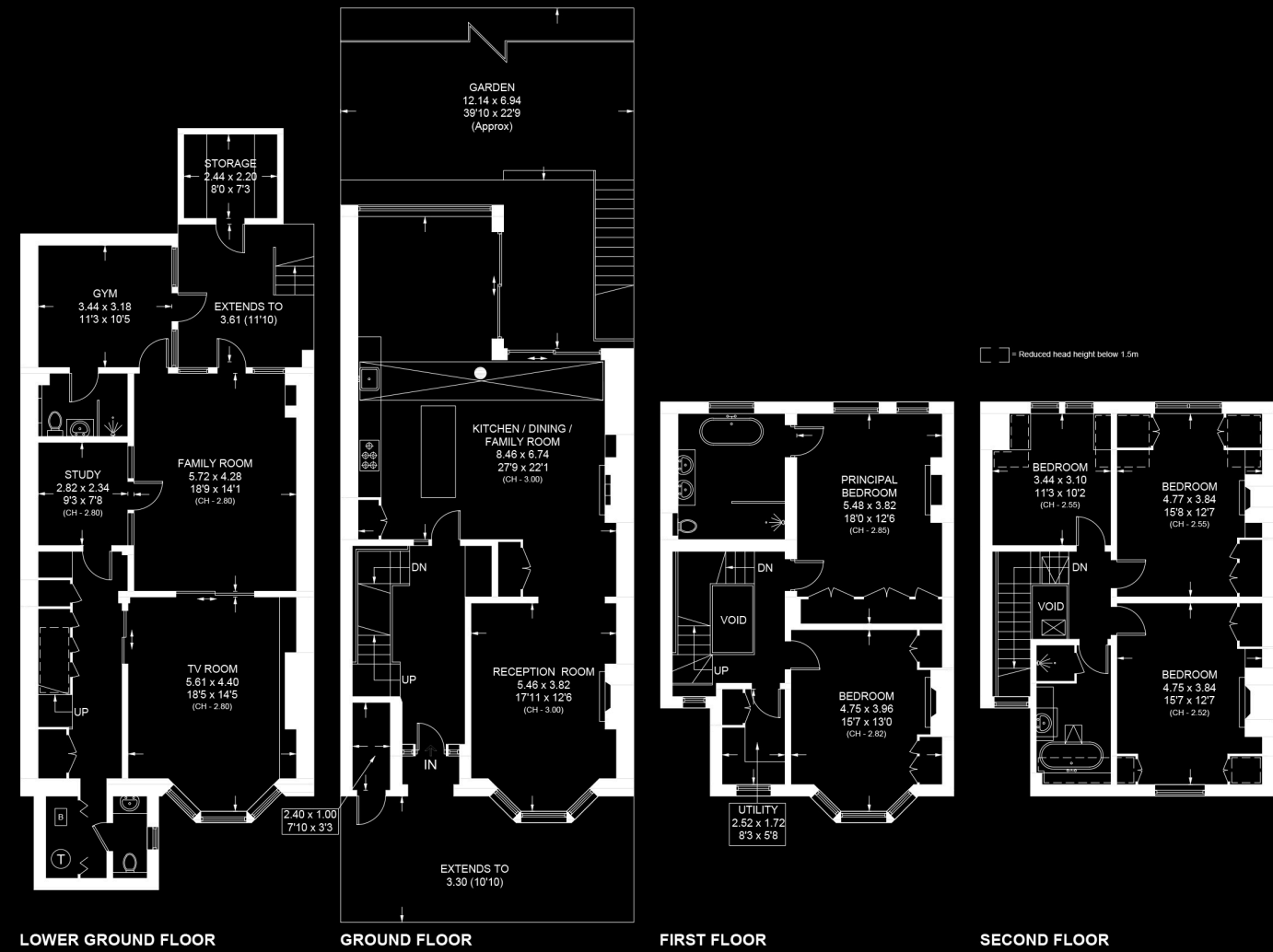
Freehold

This substantial Victorian house is the oldest and largest on the square, and a home that has changed hands only once in modern records. It has been carefully updated by the current owners, balancing modern comfort with the scale and character of the original house. The house also carries key access to the private communal garden at the centre of Nightingale Square, a valued arrangement shared by only a small number of residents.

Nightingale Square sits between Clapham South and Balham, with both stations within comfortable walking distance and providing Northern line connections into central London. Clapham Common is close by, as are the cafés and restaurants of Northcote Road, Abbeville Road and the wider amenities of Balham High Road. The area is also well known for its choice of well regarded state and private schools, supporting a long established and well connected neighbourhood.



Approximate Area = 307.5 sq m / 3310 sq ft  
 Outbuildings = 7.7 sq m / 83 sq ft  
 Total = 315.2 sq m / 3393 sq ft  
 (Excluding Void)  
 Including Limited Use Area (8.9 sq m / 96 sq ft)



## NIGHTINGALE SQUARE, SW12

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.



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