

PARKER JAMES

ESTATES

Established since 1995



## Nightingale House

19 Hillyard Street SW9 0NB

- Available 29th June
- Ground floor
- Well maintained building
- Communal garden
- Pubs and restaurants minutes away
- Furnished
- Private patio garden
- Bicycle store
- Stockwell station walking distance
- Slade Gardens nearby

£1,700 Per Month

# Nightingale House

19 Hillyard Street SW9 0NB



Available from the 29th of June on a furnished basis is this well presented ground floor flat with private patio garden in Stockwell.

The property briefly comprises an entrance hall, reception room that is open plan to a fitted kitchen with integrated appliances including a dishwasher, one double bedroom and a fully tiled bathroom.

Nightingale House is a clean and well maintained building containing forty five properties whose residents have access to a communal garden to enjoy in good weather on quiet tree lined Hillyard Street within walking distance of Stockwell (Victoria and Northern lines) station, a good choice of shops including a Tesco Express on Clapham Road, local pubs and restaurants whilst pleasant open space can be enjoyed in nearby Slade Gardens and Myatt's Field Common Park.



[Directions](#)

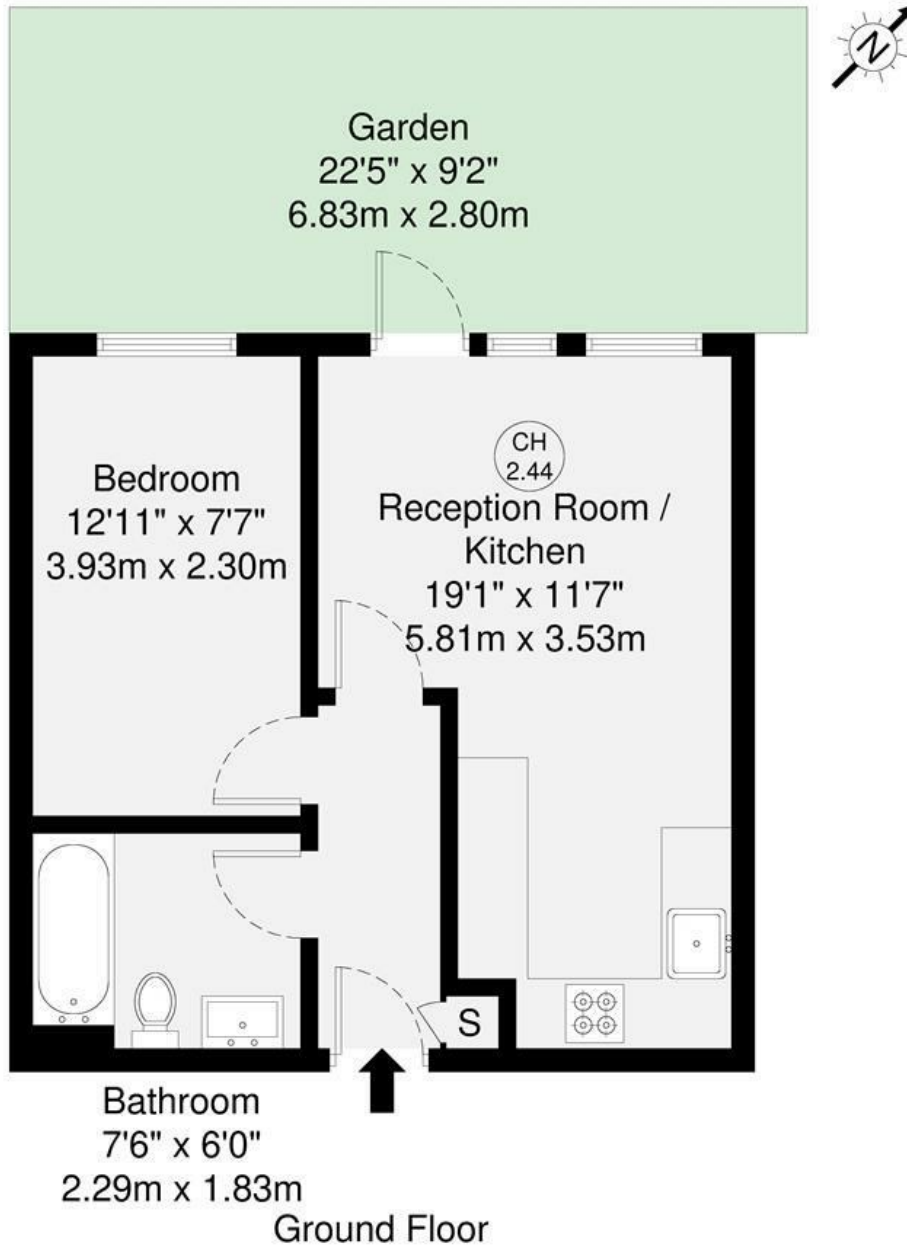


# Floor Plan



Nightingale House, SW9

GROSS INTERNAL AREA  
35.7 sq m / 384 sq ft



<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 35.7 sq m / 384 sq ft	<b>TOTAL STORAGE SPACE</b> Storage and wardrobe total area 0.4 sq m / 4 sq ft	<b>EXTERNAL FEATURES</b> Garden, Balcony, Terrace, Verandah etc. 19.1 sq m / 205 sq ft	<b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
72	75		



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