



Chestnut Grove, Nightingale Triangle SW12

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# Chestnut Grove, Nightingale Triangle SW12

Nestled on one of the most sought-after streets within the prestigious Nightingale Triangle, this beautifully renovated semi-detached family home offers an impressive 2,414 square feet of thoughtfully designed living space.



**Guide price:** £2,400,000

**Tenure:** Available freehold

**Local authority:** London Borough of Wandsworth

**Council tax band:** F

This stunning residence has been fully extended and meticulously refurbished by the current owners, seamlessly blending modern luxury with charming period features. As you step inside, you're greeted by the elegance of original Victorian tiles, leading to a sophisticated split-level double reception room. This inviting space, featuring a grand bay window and two exquisite fireplaces, serves as both a lounge and dining area, perfect for family gatherings and entertaining. Also throughout there is engineered oak wooden flooring.

The heart of the home is the open-plan kitchen/reception extension, crafted by the renowned Blakes London. This contemporary kitchen boasts sleek modern units which are from Miele, an island centrepiece, and is flooded with natural light from a large skylight and striking Crittall doors that open directly onto the private rear garden. The enclosed covered side access provides convenient storage and a practical entrance for children returning from outdoor adventures or could be used as a pantry. Additional ground floor features include a stylish cloakroom and access to a cellar, offering ample storage.

Ascending to the first floor, you'll find two spacious double bedrooms, one of which is ideally suited as the principal bedroom. Both rooms are bathed in natural light from large windows and offer generous built-in storage. The luxurious and spacious family bathroom features a double sink, a free-standing bath, ample storage, and a separate walk-in shower. A well-appointed utility room with a washing machine and dryer adds to the home's practicality.

The second floor offers two further double bedrooms, each with its own en-suite bathroom. The front bedroom is a standout with its useful mezzanine level, ideal for a play area or dressing room, and access to expansive eaves storage. Every detail of this home has been carefully considered, with top-tier finishes throughout, showcasing a commitment to quality and craftsmanship.



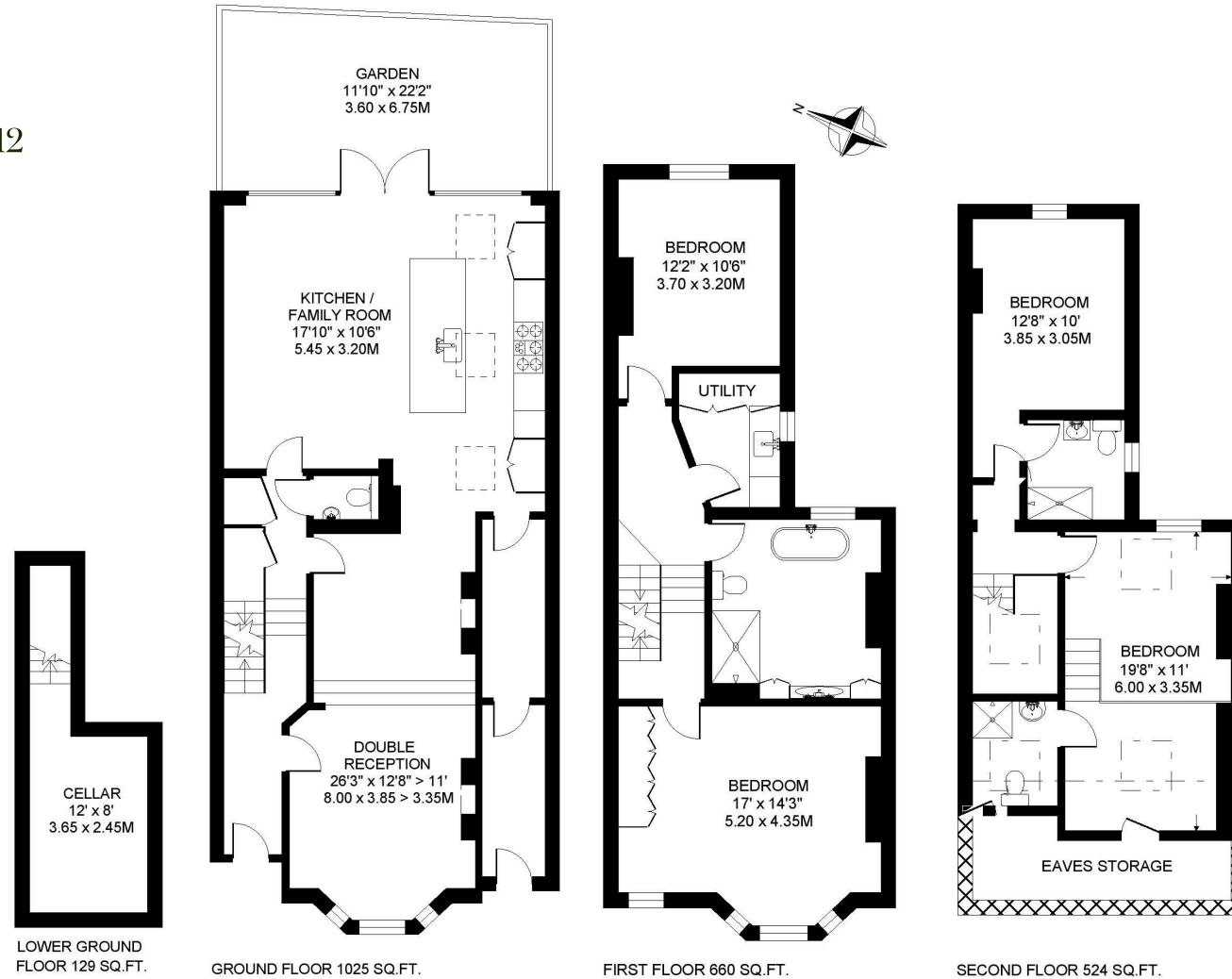




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**Approximate Gross Internal Floor Area**  
**2,338 sq ft / 217.2 sq m**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated 09/09/2024. Photographs and videos dated 21/08/2024.

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