



 RAMPTON  
BASELEY

BOLINGBROKE GROVE, SW11 / LEASEHOLD

## SW11 / LEASEHOLD

**THIS SUPERB TWO-BEDROOM APARTMENT SPANS APPROXIMATELY 985 SQ. FT AND IS ARRANGED OVER TWO FLOORS. BRIGHT AND TASTEFULLY DECORATED, IT BOASTS SPACIOUS PROPORTIONS AND AN ABUNDANCE OF NATURAL LIGHT, CREATING A SENSE OF LIGHT AND SPACE THROUGHOUT.**

Upon entering the property, you're greeted by the modern open-plan kitchen / reception room. The kitchen features sleek wall and base units with integrated appliances along with mirrored glass splash back, while the room itself offers ample space for both dining and everyday living while the room itself offers ample space for both dining and everyday living.

The principal double bedroom, located on the second floor, is generously sized and includes plenty of built-in storage. It also features a spacious en suite shower room and benefits from abundant natural light streaming in through two large windows.

On the first floor, you'll find a further good-sized double bedroom complete with built-in storage and a contemporary en suite bathroom. Additionally, there is a convenient WC located just off the hallway. The property is also pet friendly and has secure bicycle storage in the basement. There is a high-tech security system and lift access, as well as underfloor heating in all the bathrooms.

This stunning property is ideally situated overlooking Wandsworth Common and has the local amenities of both Northcote Road and Bellevue Road within easy walking distance. Transport links can be found at both Wandsworth Common and Clapham Junction Overground, as well as Clapham South Underground.

Council Tax Band: D | EPC: B | Tenure: Leasehold | Lease Length: 999 years and 10 months

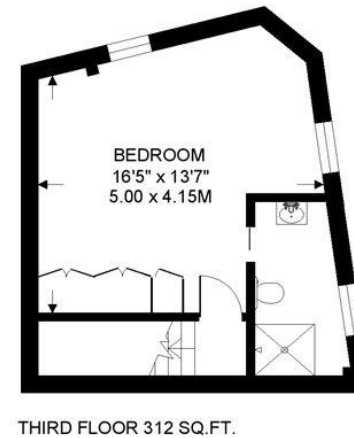
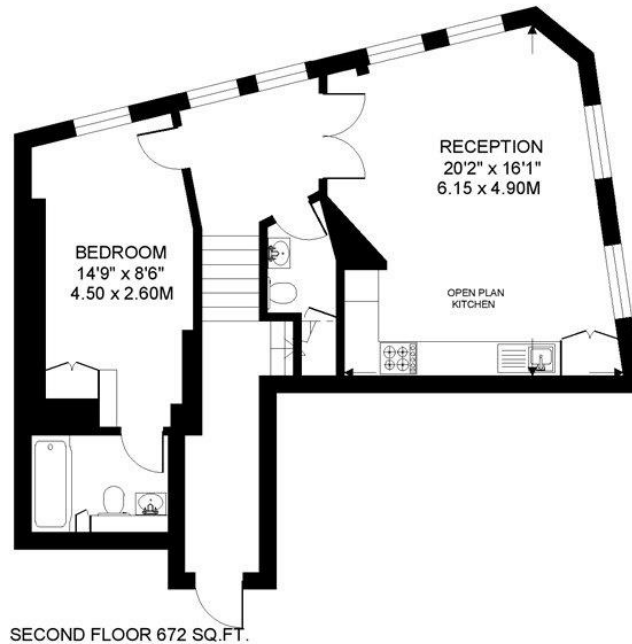


**OPEN PLAN LIVING AND DINING |  
SPLIT LEVEL | TWO DOUBLE  
BEDROOMS | TWO EN SUITES | LIFT  
ACCESS | MOMENTS AWAY FROM  
WANDSWORTH COMMON**



BOLINGBROOK GROVE  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
985 SQ. FT / 91.5 SQ.M.



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This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

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