



 RAMPTON
BASELEY

BOLINGBROKE GROVE / SW11

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A WELL PRESENTED AND NEUTRALLY DECORATED 4 BEDROOM FAMILY HOME IDEALLY LOCATED MOMENTS FROM THE GREEN OPEN SPACE OF WANDSWOTH COMMON.

Set back from the road and benefiting from open views over the churchyard this pretty house comprises on the ground floor a double reception room and an extended kitchen / breakfast room with ample space for dining.

The kitchen opens directly onto an established south-west facing garden. On the upper floors are four double bedrooms, one with an en suite shower room and a family bathroom.

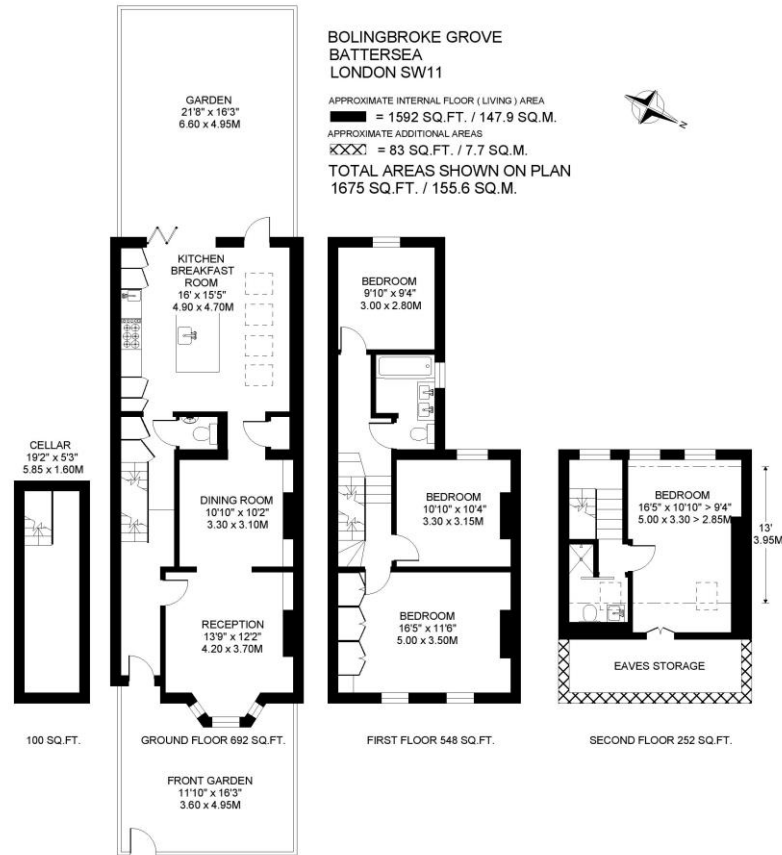
Bolingbroke Grove is conveniently located within easy walking distance to local schools (subject to catchment) along with the shops and amenities of Northcote Road and easy transport links at Clapham Junction (B.R) station.

EPC Rating: D | Tax Band: F



**FOUR DOUBLE BEDROOMS |
RECEPTION ROOM |
KITCHEN/BREAKFAST ROOM | TWO
BATHROOMS | GARDEN |
UNFURNISHED**





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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 theRICS 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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