



BOLINGBROKE GROVE, SW11
OIEO £625,000 SHARE OF FREEHOLD

**A BRIGHT AND WELL PRESENTED ONE
 BEDROOM FLAT WITH A MEZZANINE LEVEL.**

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DESCRIPTION:

A bright and well-presented one-bedroom flat, thoughtfully designed to maximise space and natural light. Upon entry, you're welcomed by a hallway laid with stylish engineered wood flooring, which continues seamlessly into the spacious and airy reception room. This inviting space features three windows, charming ceiling eaves that add character, and a staircase with built-in storage leading to the mezzanine level.

The mezzanine level, with its skylight window and wood laminate flooring, offers a versatile area that can be used as a home office, guest space, or reading nook. It also provides a generous amount of additional storage.

The reception room flows effortlessly into a modern kitchen, complete with sleek white gloss wall and base units, grey countertops, a tiled splashback, integrated appliances, and contemporary fixtures and fittings—ideal for both everyday living and entertaining.

The double bedroom is carpeted and benefits from two windows that flood the space with natural light, creating a calm and comfortable atmosphere. The bathroom is part tiled and features a modern three-piece suite, under-sink storage, and high-quality fittings.

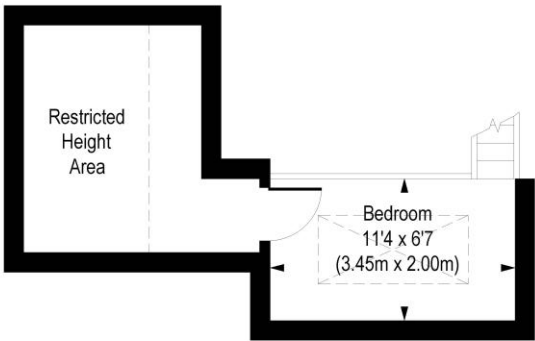
Bolingbroke Grove enjoys a prime position overlooking Wandsworth Common, offering a rare combination of tranquil green space and vibrant urban living. Set within a charming Victorian conservation area, the neighbourhood is known for its tree-lined streets, period architecture, and strong sense of community. Just a short walk away, Northcote Road and Bellevue Road offer a lively mix of independent cafés, shops, and popular weekend markets. Excellent transport links are nearby, including Wandsworth Common (0.2 miles) and Clapham Junction (1.1 miles) stations, providing fast connections to central London. The area is also well-regarded for its choice of reputable state and private schools, making it particularly popular with families and professionals alike.

Wandsworth Council Tax Band: E

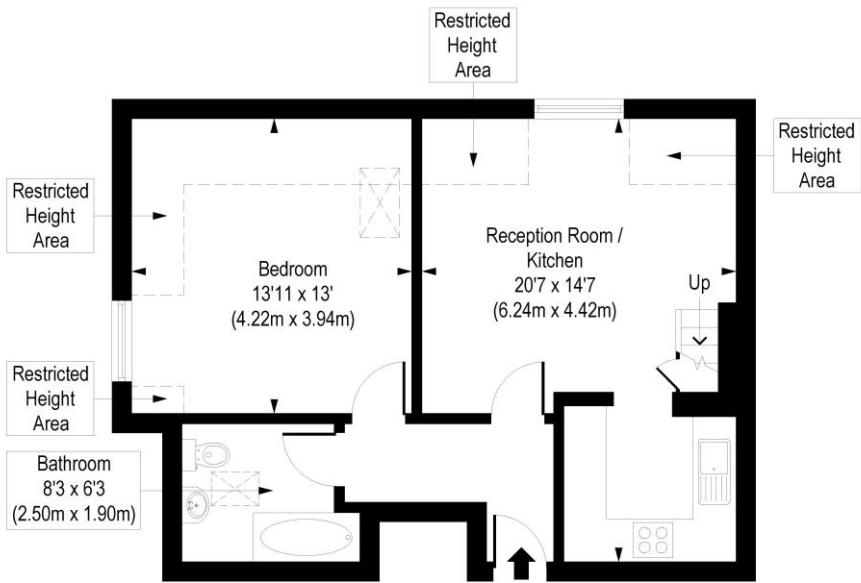


Bolingbroke Grove, SW11

Approx. Gross Internal Floor Area 710 sq. ft / 66.02 sq. m (Including Restricted Height Area)
Approx. Gross Internal Floor Area 563 sq. ft / 52.35 sq. m (Excluding Restricted Height Area)



Third Floor / Mezzanine
Gross Internal
Floor Area 171 sq ft



Second Floor
Gross Internal
Floor Area 539 sq ft

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold
Term: 0 year and 0 months
Service Charge: TBC £0 per annum
Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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