



A charming one bedroom flat located nearby Clapham Junction.

Bolingbroke Grove, London, SW11

£475,000 Share of Freehold

savills

Reception room • Kitchen/dining room • Double bedroom • Bathroom • Nearby fantastic local amenities • Close to superb transport links

Local Information

Bolingbroke Grove runs along the East side of Wandsworth Common and is moments from the fantastic selection of charming shops, bars and restaurants that both Northcote Road and Bellevue Road have to offer.

For transport, Clapham Junction is nearby, providing direct services into Waterloo, London Bridge and Victoria. The area further benefits from many schools of good repute locally.

About this property

A wonderful one bedroom flat with original Victorian features. To the front of the property is the elegant reception room, benefitting from built in storage space, as well as a large bay window, allowing an abundance of light to flow throughout. Adjacent to the reception room is the kitchen/dining room, featuring an array of integrated appliances and storage space.

To the rear of the property is the double bedroom benefitting from plenty of built-in wardrobe space and two windows allowing natural light to fill the room. The bathroom is located nearby, featuring a joint shower and bath, completing the property.

Tenure

Share of Freehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Northcote Road Office. Telephone: +44 (0) 20 3428 2222.





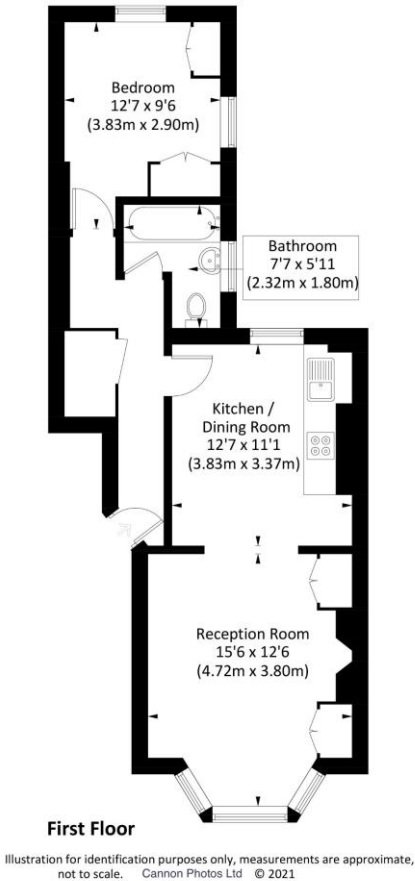
Bolingbroke Grove, London, SW11
Gross Internal Area 556 sq ft, 51.7 m²


Adam Camplin
Northcote Road
+44 (0) 20 3428 2222
adam.camplin@savills.com

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BOLINGBROKE GROVE, SW11

Approx. gross internal area 556 Sq Ft. / 51.7 Sq M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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