



 RAMPTON
BASELEY

Bolingbroke Grove | SW11
Freehold



Description

This absolutely stunning family home offers approximately 3632 sq ft of accommodation, arranged over four floors. The house is presented in excellent decorative order and has a tremendous sense of light and space throughout with fantastic proportions in all of the principal rooms. The property has been cleverly redesigned by the current owners to offer a substantial amount of entertaining space as well as every day family living yet many of the original period features have been retained.

The feeling of grandeur is apparent from the minute you walk through the front door into an airy entrance hall. To the front of the property is a beautiful double reception room. The front section of the room suits a more formal sitting area and boasts an attractive feature fireplace and a large bay window. The rear part of the reception room has double doors that open to an impressive kitchen/dining room. The bespoke kitchen benefits from quality integrated appliances, granite work surfaces as well as wooden wall and base units. Bifolding doors open out onto a pretty landscaped garden measuring 52ft 10" by 25ft 9" which has the advantage of a patio area and a lawn with borders of mature shrubs and plants. The ground floor also benefits from a walk in pantry and separate W.C

There is a second reception room on the lower ground floor measuring 28ft 10" by 13ft which is currently used a family/tv/media room. Double doors open to a covered patio area and steps lead up to the garden. In addition there is a sixth bedroom with the use of a separate bathroom. This space is very flexible and could be used as a possible nanny/granny flat with its own private street entrance. A superb utility room with lots of storage is also on this lower ground level.

The master bedroom is situated on the first floor with impressive views across Wandsworth Common, boasts a fabulous walk through dressing room and a luxurious ensuite bathroom with a large SHOWER cubicle. Also on this floor is a second double bedroom and a study. Three further good sized double bedrooms (a number of which have feature fireplaces) and a family bathroom are on the top floor.



An added draw to this property is the off street parking for several cars.

This extremely pretty semi linked house is positioned in the middle of a terrace of Victorian properties that sit back from the road. The open spaces of Wandsworth are moments away, with Clapham Junction being approximately a five minute walk as are the amenities of Northcote Road. There are a number of good state and private schools nearby, subject to catchment each year.

- Six double bedrooms
- Double reception room
- Kitchen dining room
- Family room
- Master ensuite bathroom with dressing room
- Two bathrooms
- Utility room
- Downstairs w/c
- 52ft garden
- Off street parking





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**BOLINGBROKE GROVE
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APPROXIMATE INTERNAL FLOOR (LIVING) AREA
3643 SQ.FT / 338.4 SQ.M.



All statements contained in these particulars as to this property are made without responsibility on the part of Rampton Baseley Estate Agents

