

BOLINGBROKE GROVE, WANDSWORTH COMMON, SW11

GUIDE PRICE: £5,000,000 – £5,500,000



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4,127 SQ FT / 383.4 SQ M | 6 BEDROOMS | 4 BATHROOMS | 2 RECEPTIONS

Built circa 1883, this substantial and fully modernised semi-detached Victorian family house measuring 4,127 square feet, directly overlooks Wandsworth Common, has off street parking up to four cars and a beautifully landscaped rear garden over 70' long.

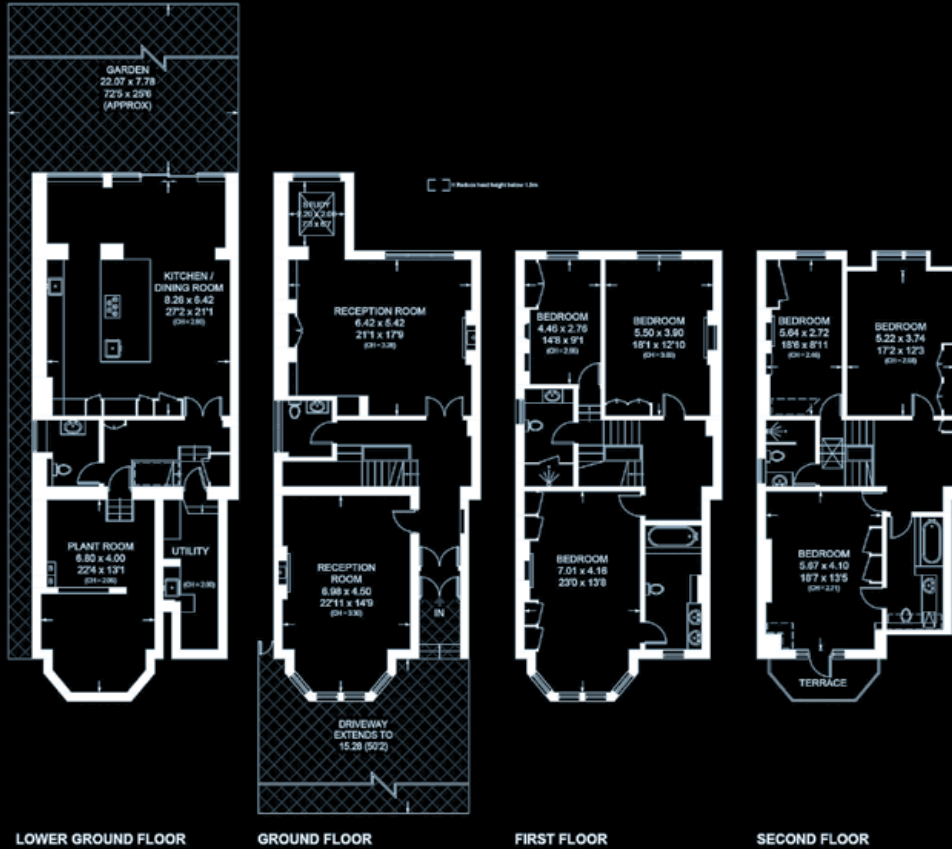
Arranged over four floors, the current owners have invested heavily to upgrade and extend the property, creating an outstanding family home which offers scope to create additional reception space if desired.

The accommodation features: six bedrooms served by four bathrooms plus two guest cloakroom/W.C.'s. The vast kitchen dining room creates a fabulous social space which opens directly on to the rear garden. There is an enormous plant room and cellar which would readily convert into further reception space, while on the raised ground floor are two further generous size reception rooms that have ceiling heights of 3.3 metres and enjoy copious amounts of natural light.

Bolingbroke Grove, being directly opposite Wandsworth Common, is exceedingly close to the eponymous Overground Station while Clapham South Underground Station is within easy reach. A large number of excellent schools can be found locally in the state and private sectors.



Approximate Area = 383.4 sq m / 4127 sq ft
Including Limited Use Area (5.0 sq m / 54 sq ft)



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Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Floor plan for identification purposes only - not to scale

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This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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