



 RAMPTON  
BASELEY

Bolingbroke Terrace | SW11

Leasehold



## Description

A stunning four/five bedroom newly completed house covering in excess of 3000 sq ft and benefiting from a private garden and two underground parking spaces. The house has been meticulously designed creating beautifully balanced living accommodation.

The ground floor comprises a stunning kitchen designed by Krieder with handleless furniture, a polished marble central island, integrated Miele and Siemens appliances and units with limestone and quartz stone worktops. The kitchen leads via sliding doors opening onto the west facing garden. There is also a reception room/study on this level.

The lower ground floor boasts a reception room with high ceilings and large sliding doors onto the patio area. To the rear is a cloak room and utility room. From this floor you get direct access to the underground parking spaces and the private store room.

On the first floor is wonderful reception room that over looks over the living green roof. On this floor is a double bedroom with fitted wardrobes and a stunning bathroom with polished limestone tiles with mirrored cabinets and a walk-in shower.

The second floor boasts the master bedroom with a walk-through wardrobe and the ensuite bathroom comprises polished marble floor to ceiling wall tiles, a luxury double ended freestanding bath, bespoke vanity units and a double shower with frameless glass shower screen. The third floor has two further double bedrooms and a further family bathroom.



- \*Some photographs are from a similar house\*
- Five double bedrooms
- Kitchen dining room
- Drawing room
- Living room and separate study
- Three bathrooms (one ensuite)
- Two downstairs cloakroom
- Utility/laundry room
- Garden
- Underground car park space

Bolingbroke Grove runs along the east side of Wandsworth Common and benefits from all of the Common's excellent recreational facilities. There are wonderful local shops, bars and restaurants to be found on both Northcote Road and Bellevue Road. Bolingbroke Terrace is a short walk from Clapham Junction linking to Waterloo, London Bridge and Victoria. The area has an abundance of state and private schools (subject to catchment each year) and the wide-open spaces of Wandsworth Common are a stone's throw away.





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**BOLINGBROKE TERRACE  
BATTERSEA  
LONDON SW11**



APPROXIMATE INTERNAL FLOOR (LIVING) AREA

■ = 3086 SQ.FT / 286.7 SQ.M.

APPROXIMATE ADDITIONAL AREAS

⌈X⌋ = 50 SQ.FT. / 4.6 SQ.M.

TOTAL AREAS SHOWN ON PLAN

3136 SQ.FT. / 291.3 SQ.M.



DISCLAIMER:  
FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.batterseasales.co.uk  
This plan is prepared for general information only and should 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 the NICE Code of Measuring Practice.  
Where a room has a sloping ceiling, the solid line marks 1.2m height, and the measurements are given at floor level.

