



Bolingbroke Grove  
London | SW11 1DA

 FINE & COUNTRY

BOLINGBROKE GROVE



# STEP INSIDE

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Positioned on one of Battersea's most prestigious residential streets, moments from the open expanses of Wandsworth Common, this outstanding four/five-bedroom townhouse offers over 3,150 sq ft of meticulously designed living space arranged across five impressive floors. With underground parking, elegant outdoor space and exceptional proportions throughout, this is a rare opportunity to acquire a substantial modern home in prime SW11.

Designed with sophisticated family living and effortless entertaining in mind, the property blends architectural scale with contemporary refinement.

## Ground Floor – Statement Living & Entertaining

The heart of the home is the striking kitchen/family room occupying the majority of the ground floor. Sleek handleless cabinetry, fully integrated appliances, stone quartz worktops and a substantial island with integrated wine fridge create a refined yet practical culinary space. There is generous room for both formal dining and relaxed seating.

Full-width sliding doors open seamlessly onto a beautifully designed private garden, laid with easi-grass and composite decking – ideal for alfresco entertaining and summer gatherings.

A spacious study to the front provides a discreet work-from-home environment, complemented by a guest WC.

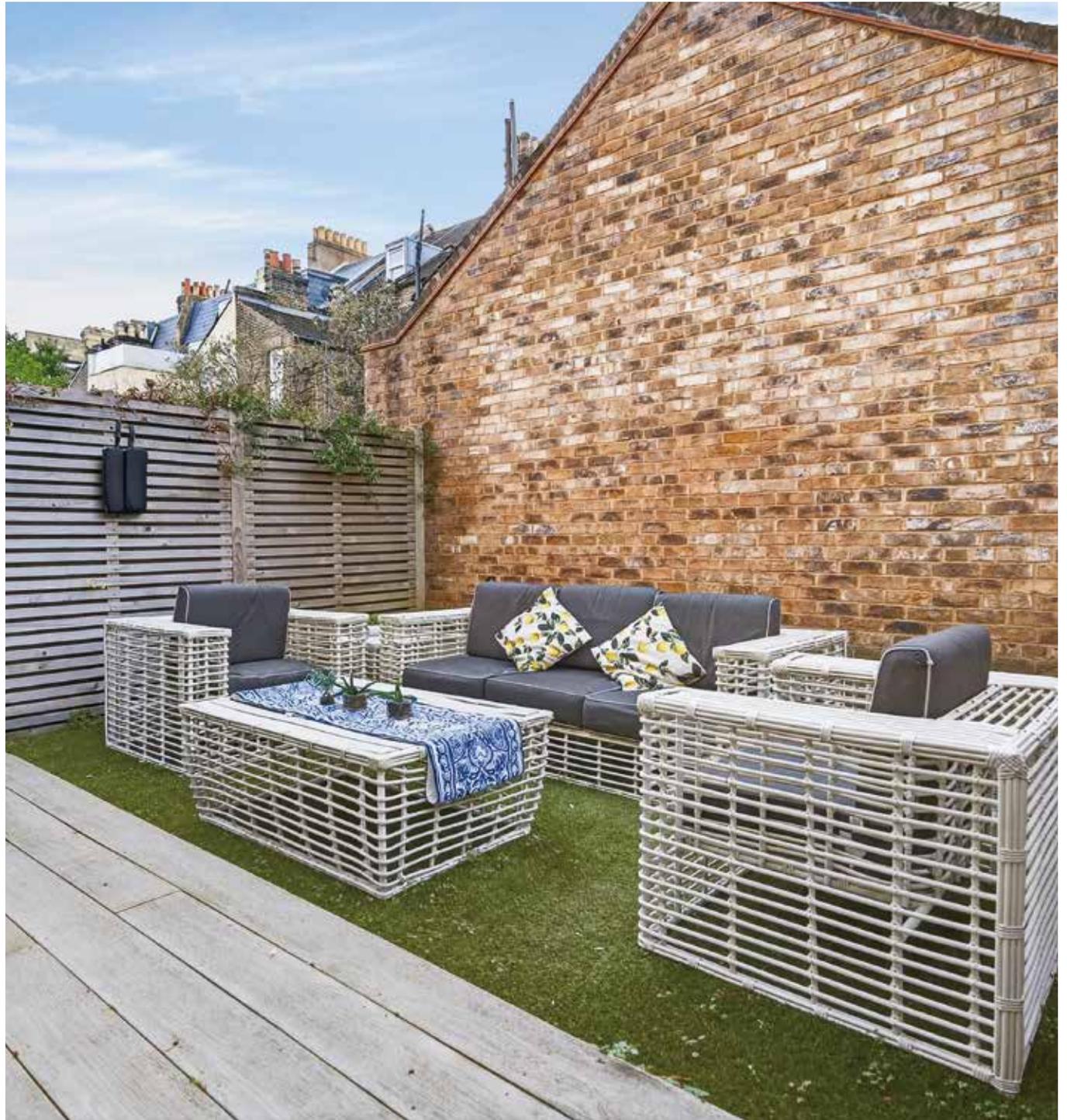
## First Floor – Elegant Bedrooms

Two generous double bedrooms occupy this level, both benefitting from floor-to-ceiling glazing and Juliette balconies, flooding the rooms with natural light. The front bedroom includes bespoke built-in wardrobes.

A beautifully appointed family bathroom serves this floor, complete with freestanding bath and walk-in shower.

## Second Floor – Entire Principal Suite

The entire second floor is dedicated to a spectacular principal suite. The bedroom, positioned at the front, features floor-to-ceiling windows and a Juliette balcony. To the rear, a bespoke dressing room with custom shelving leads into a luxurious en-suite bathroom with freestanding bath, twin basins and double walk-in shower – a private sanctuary within the home.





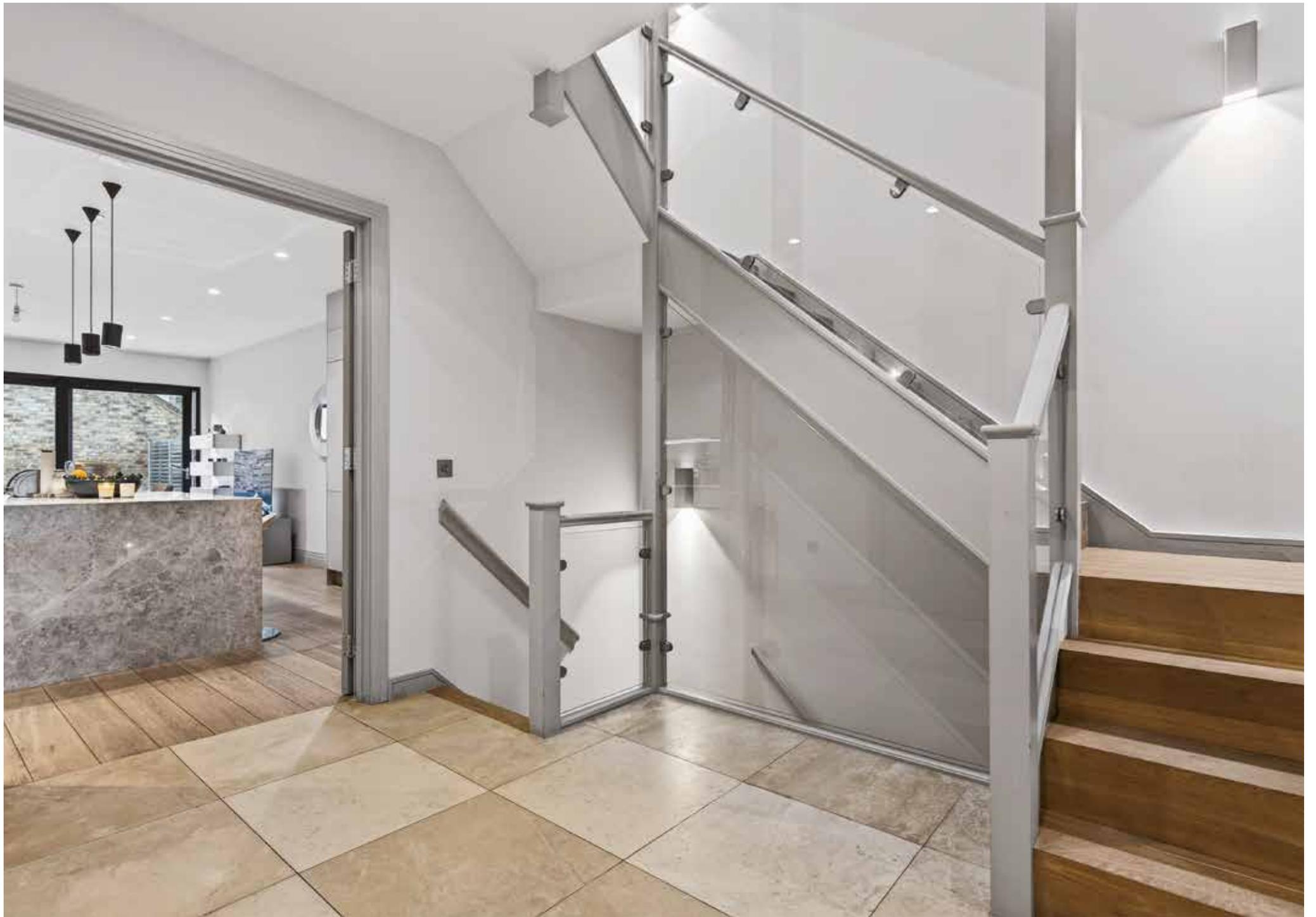
### **Third Floor – Further Accommodation**

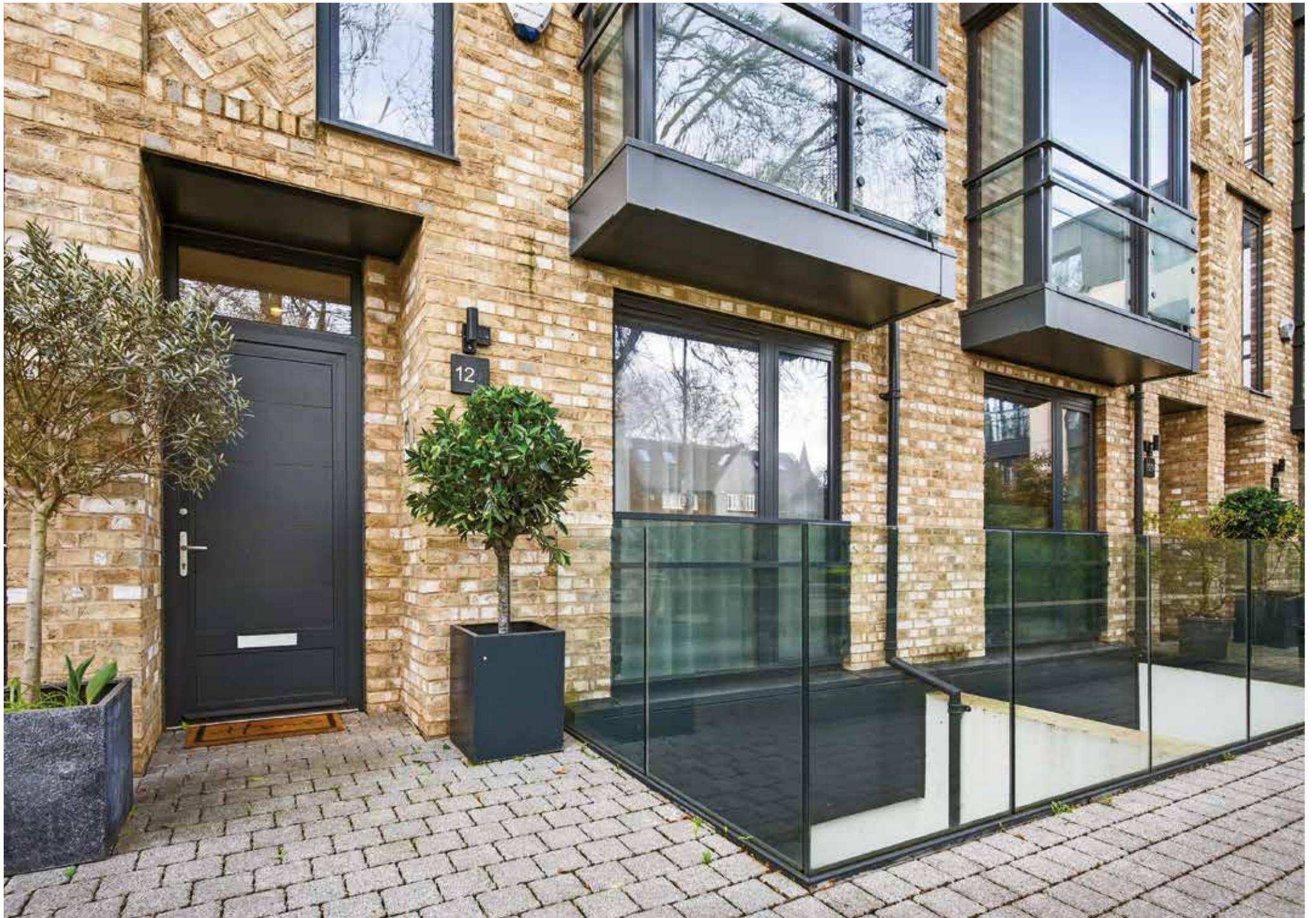
Two further double bedrooms are located on the upper level. One enjoys access to a private balcony with far-reaching rooftop views, while the other benefits from large windows and exceptional light. A contemporary family bathroom completes this floor.

### **Lower Ground Floor – Flexible Living**

The lower ground level offers a spacious family/media room with sliding doors leading to a patio area, ideal as a cinema room, gym or informal entertaining space. A utility room, cloakroom and additional WC are also located here, alongside access to the underground parking.



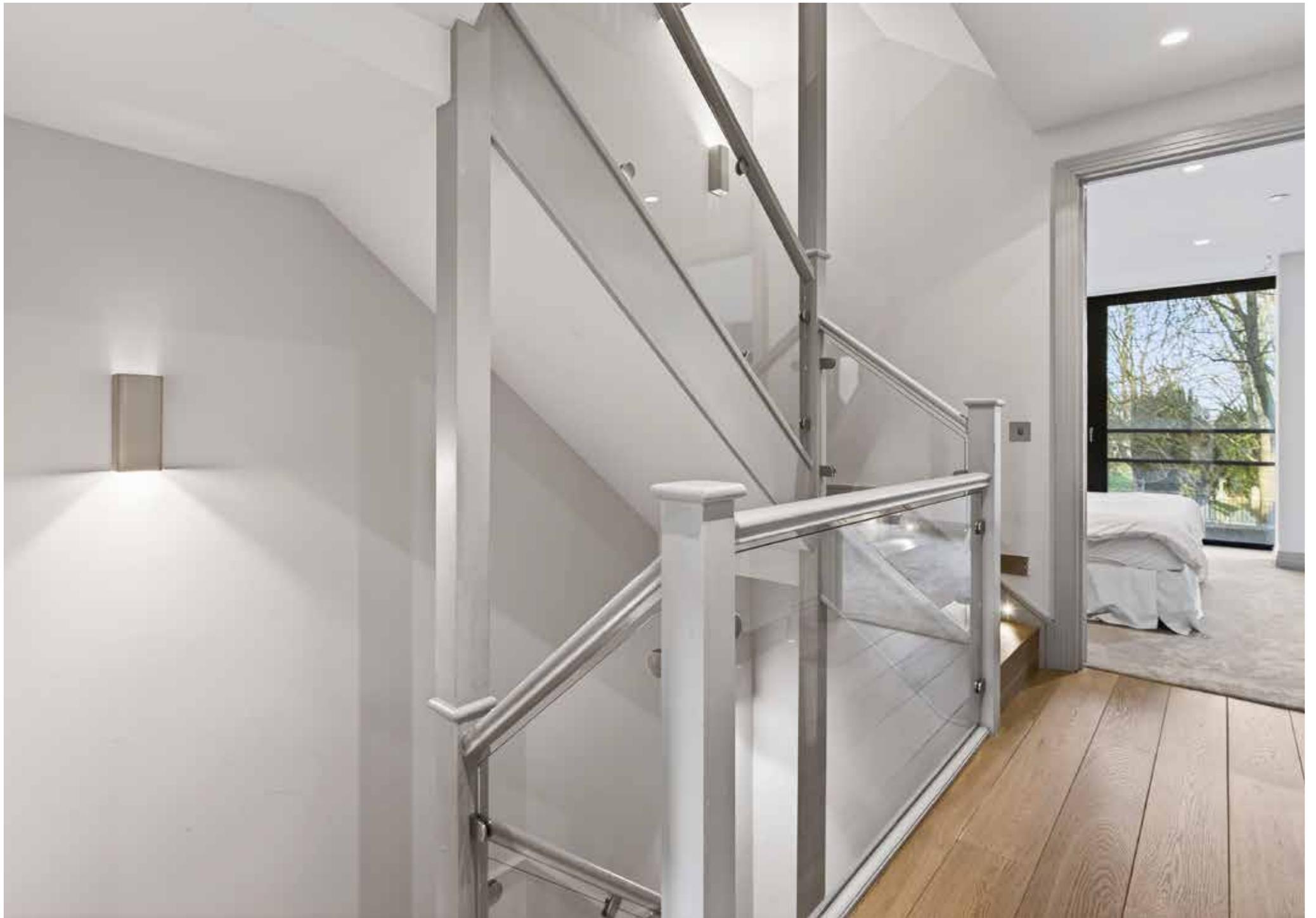


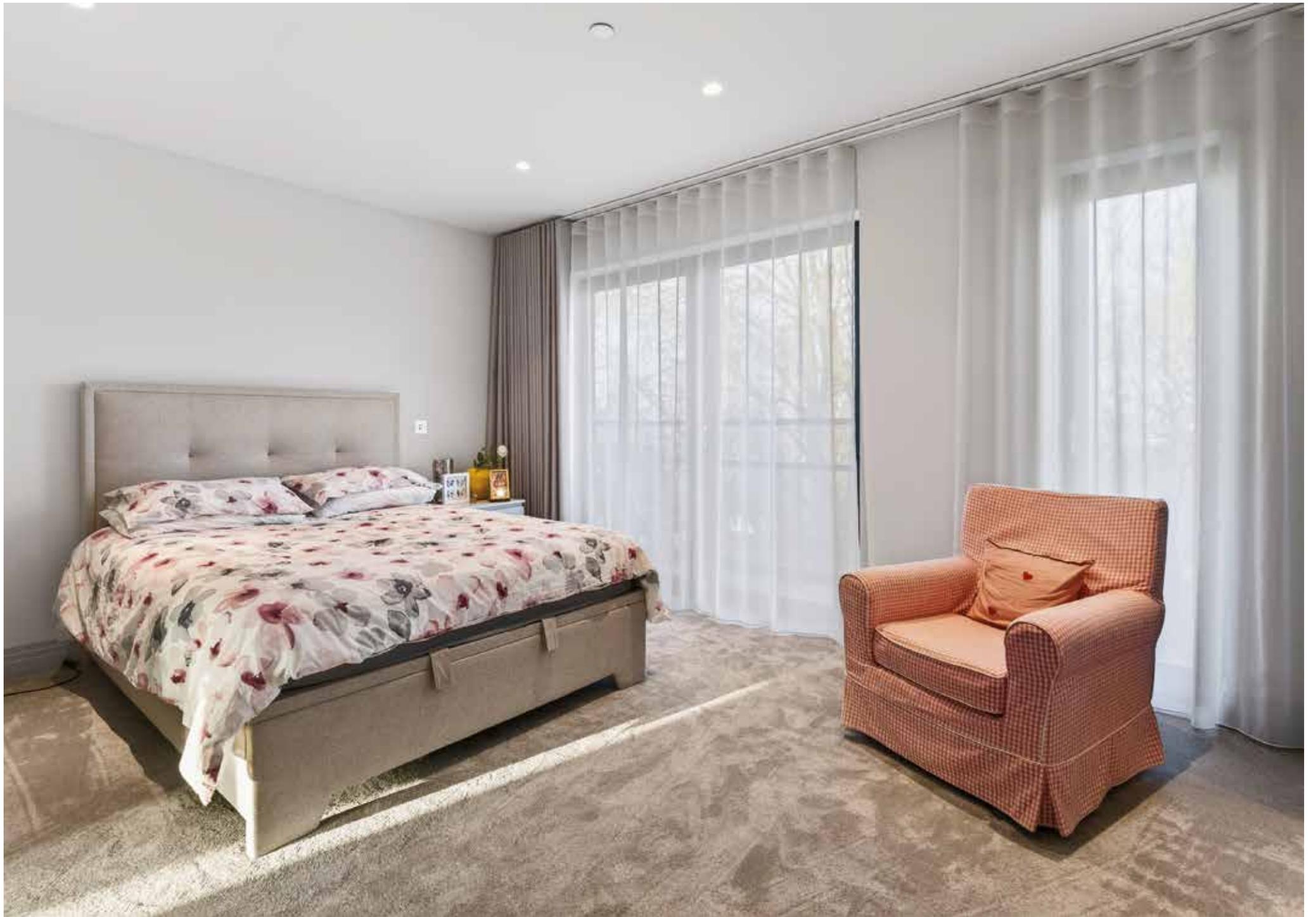


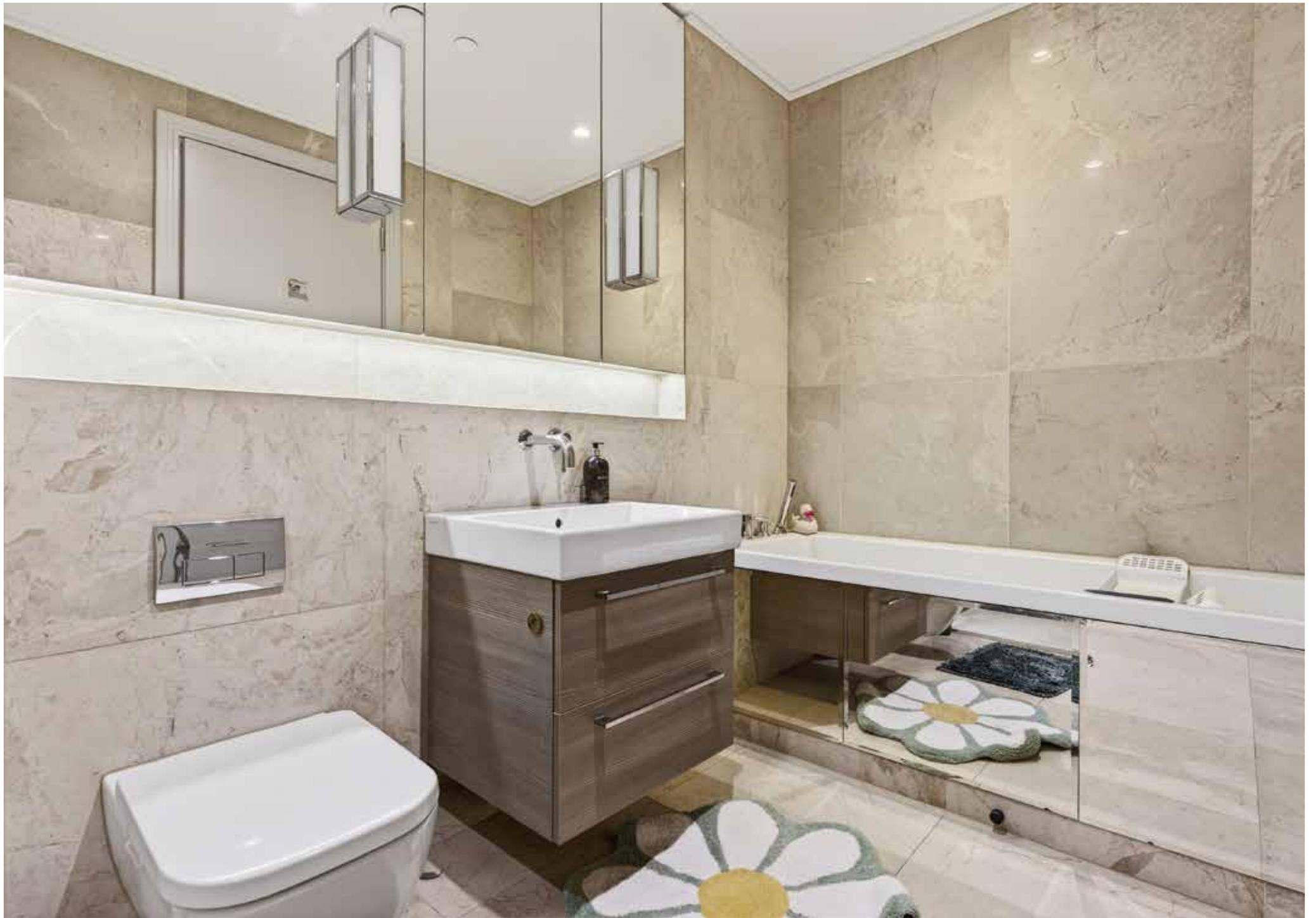










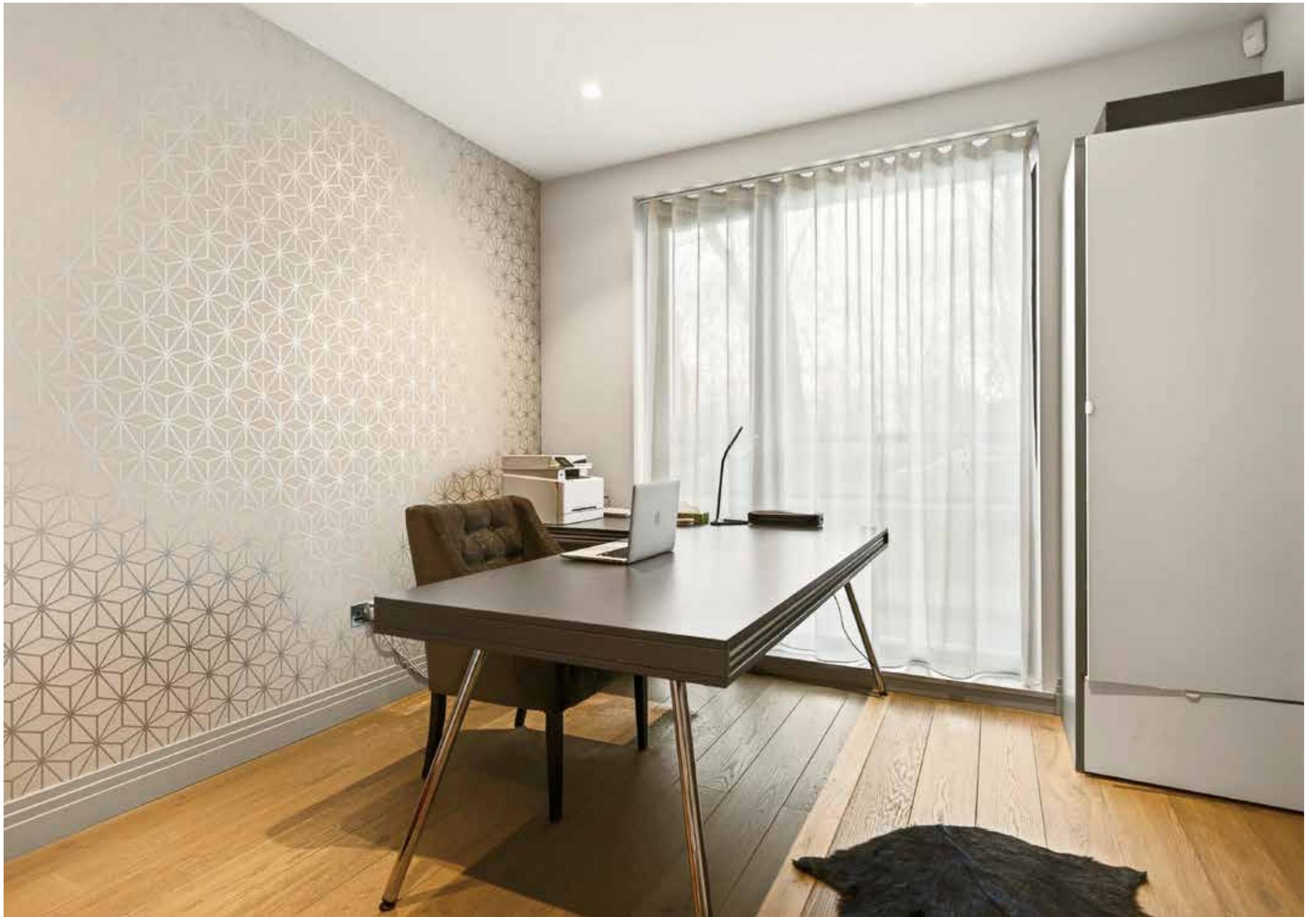












### The Location – Prime SW11 Lifestyle

Bolingbroke Grove is regarded as one of the most desirable addresses between the commons, ideally positioned between Wandsworth Common and Clapham Common.

The boutiques, artisan cafés and refined restaurants of Northcote Road and Bellevue Road are within a short stroll. Dining highlights include The Ivy Northcote Road and Humble Grape Battersea, while the iconic riverside redevelopment at Battersea Power Station offers luxury retail including Jo Malone London and Space NK, alongside world-class dining such as JOIA.

### Education

The area is renowned for outstanding schooling, making it particularly attractive to international and domestic buyers alike. (All subject to catchment and availability.)

Leading independent options include:

- Broomwood School
- Thomas's Clapham
- Emanuel School

Highly regarded state schools include:

- Belleville Primary School
- Ark Bolingbroke Academy

### Connectivity

The property is exceptionally well connected:

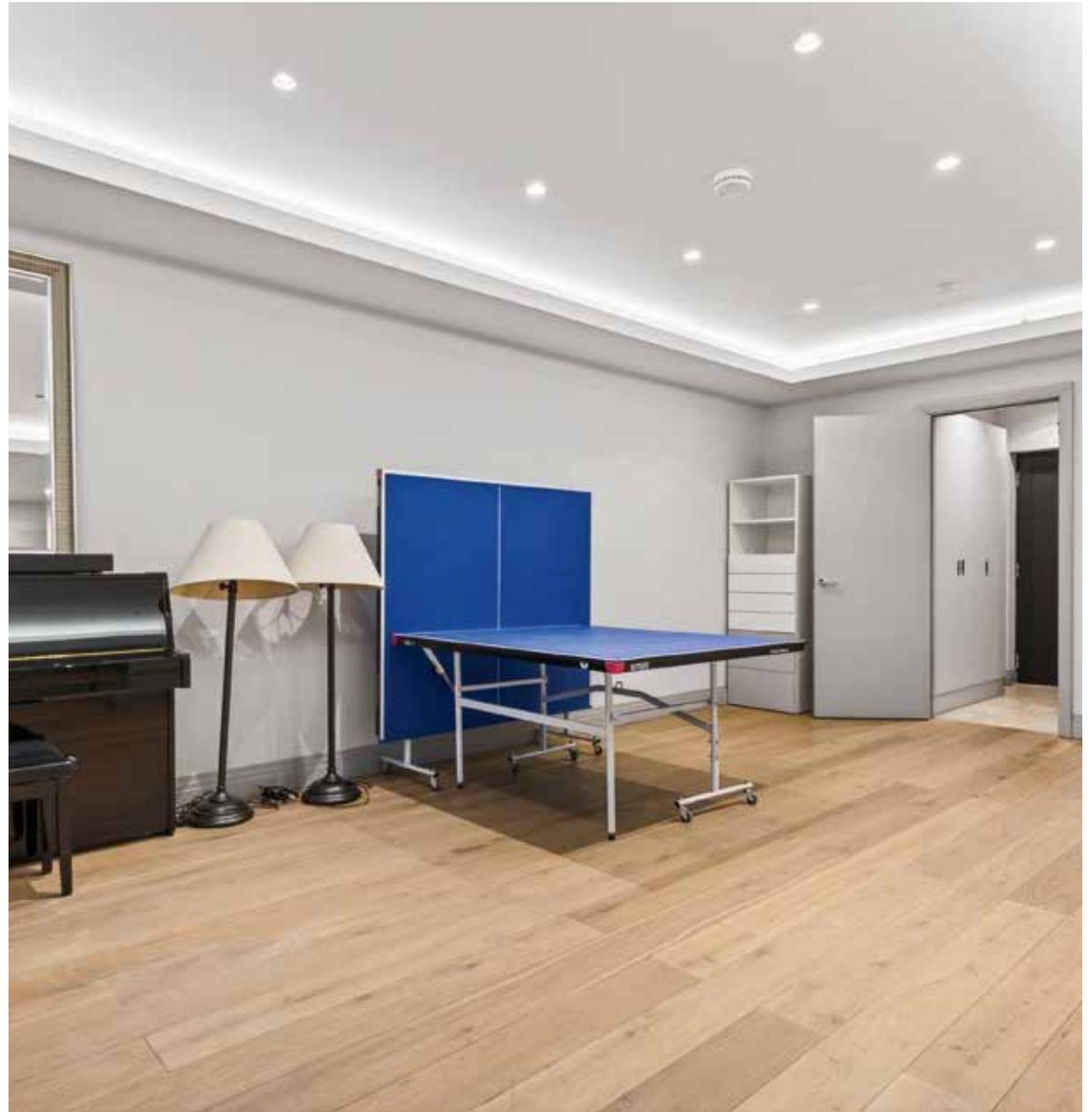
- Clapham Junction railway station – Direct services to Victoria and Waterloo in approximately 7–10 minutes.
- Wandsworth Common railway station – Regular trains to Victoria.
- Clapham South tube station – Northern Line access to the City and West End.

This provides swift access to Mayfair, the City, Canary Wharf and London's private aviation hubs.

### Summary

Bolingbroke Grove represents a rare combination of scale, design and prime location. Offering over 3,100 sq ft of lateral and vertical living space, underground parking, elegant outdoor areas and proximity to premier schooling, green space and swift transport links, this is an exceptional turnkey residence in one of South West London's most established and desirable enclaves.

Council Tax Band: H | EPC: B | Tenure: Leasehold (990 years remaining)



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

## BOLINGBROKE GROVE, LONDON, SW11 1DA



APPROXIMATE GROSS INTERNAL FLOOR AREA: 3157 sq ft, 293m<sup>2</sup>  
 APPROXIMATE ADDITIONAL AREA : 46 sq ft, 4m<sup>2</sup>  
 TOTAL AREA: 3203 sq ft, 298 m<sup>2</sup>

**SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION**



# FINE & COUNTRY

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*We value the little things that make a home*

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FOUNDATION

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