



BOLINGBROKE GROVE, SW11
£1,295,000 LEASEHOLD

A BEAUTIFULLY PRESENTED TWO BEDROOM PENTHOUSE APARTMENT

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DESCRIPTION:

A well-appointed penthouse apartment offering modern city living in SW11. The property features a spacious open-plan kitchen, dining, and reception area with engineered wood flooring, skylight windows, and floor-to-ceiling sliding doors leading to a balcony with scenic views of London.

The apartment includes two double bedrooms, both carpeted, with the master bedroom benefiting from an en-suite bathroom featuring a double sink, walk-in shower, and bath. A second fully tiled bathroom serves the rest of the apartment.

Designed for comfort and convenience, the property is neutrally decorated and equipped with modern appliances. A private elevator provides direct access to the apartment. The location offers access to a range of amenities and transport links, making it ideal for city living.

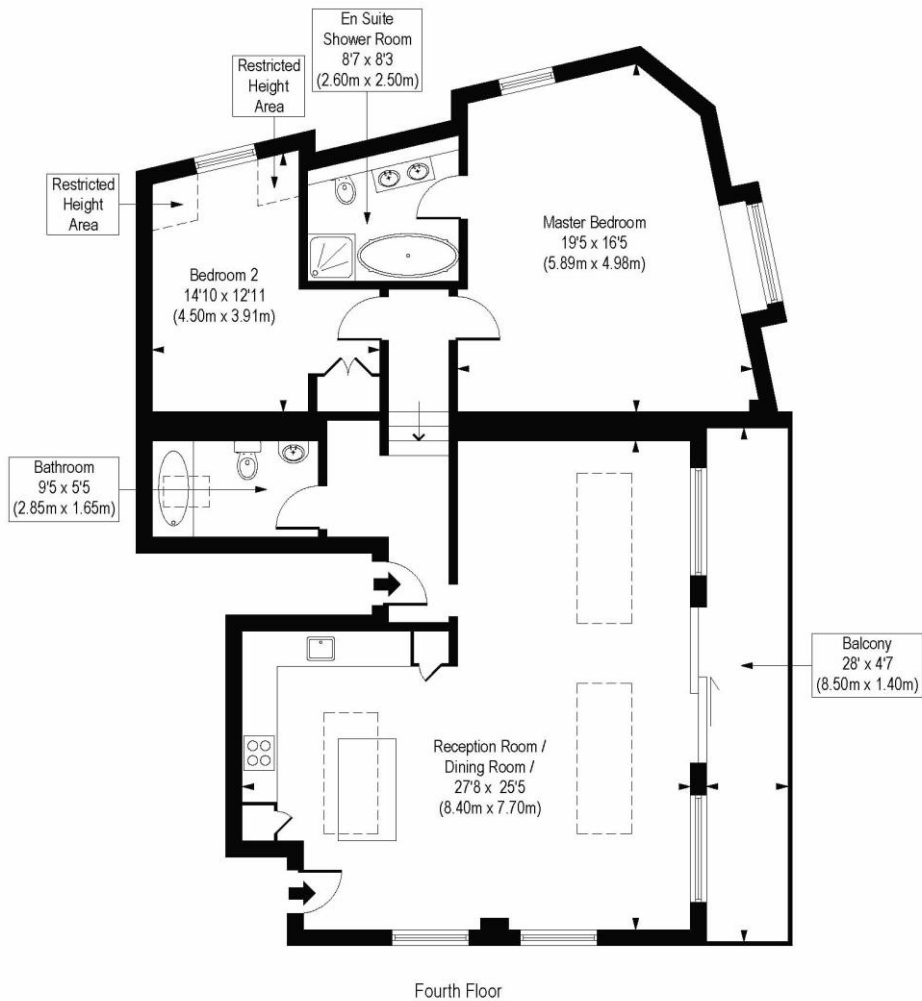
Searcy House on Bolingbroke Grove is situated in a sought-after area of South West London, known for its blend of urban convenience and green spaces. Overlooking the picturesque Wandsworth Common, the location offers a peaceful residential atmosphere while being well-connected to central London. The area boasts a variety of independent cafés, restaurants, and boutique shops, along with excellent transport links, including nearby Clapham Junction station. With a strong sense of community, great local schools, and easy access to open spaces, Searcy House is ideal for those seeking a balanced lifestyle in a vibrant yet tranquil setting.

Wandsworth Council Tax Band: F



Searcy House, SW11

Approx. Gross Internal Floor Area 1245 sq. ft / 115.64 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 1231 sq. ft / 114.40 sq. m (Excluding Restricted Height Area)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(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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