



## BOLINGBROKE GROVE, SW11

£1,295,000

LEASEHOLD

### At a glance...

- Two Double Bedrooms
- Private Elevator
- Penthouse
- Council Tax Band: F
- Balcony

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

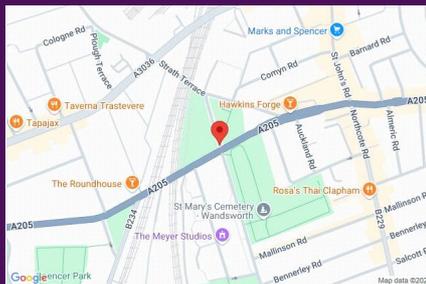
## BOLINGBROKE GROVE, SW11

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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.

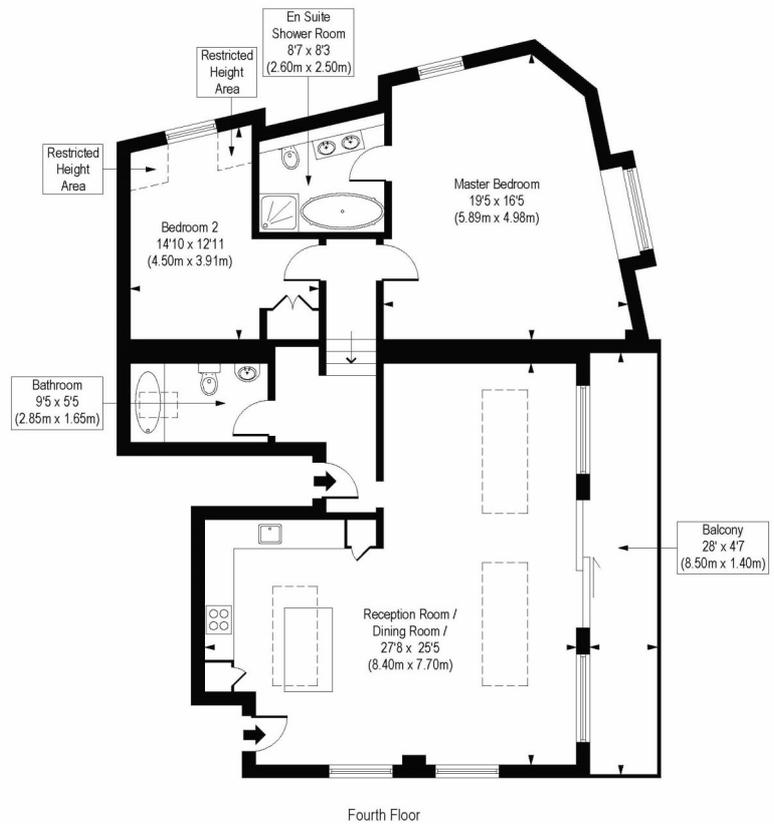
Designed for comfort and convenience, the property is neutrally decorated and equipped with modern appliances. A private elevator provides direct access to the apartment. The location offers access to a range of amenities and transport links, making it ideal for city living.



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## 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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