



**BOLINGBROKE GROVE, LONDON, SW11**

**Carter Jonas**

# BOLINGBROKE GROVE, LONDON. SW11

A generously proportioned and exceptionally bright ground floor flat enviably positioned directly alongside the green open spaces of Wandsworth Common, and just moments from the vibrant amenities of Northcote Road.

Extending to approximately 827 sq. ft, the property is currently arranged as a four bedroom flat with a spacious open plan kitchen and sitting room. The accommodation further benefits from its own private entrance, a sunny west facing patio garden, and a long lease of approximately 180 years. The flat offers excellent potential for updating and modernisation, allowing an incoming purchaser to tailor the space to their own requirements.

The setting combines peaceful surroundings with outstanding convenience, making this an ideal opportunity for owner occupiers and investors alike.

## Key Features

- Four bedroom ground floor flat
- Spacious accommodation of approximately 827 sq. ft
- Open plan kitchen and reception room
- Private entrance
- Sunny south eastly facing patio garden
- Adjacent to Wandsworth Common with views over the open green space
- Long lease of approximately 180 years
- Excellent opportunity for updating and modernisation

## Location

Lane Court is a well maintained, low rise purpose built development on Bolingbroke Grove, which runs along the eastern edge of Wandsworth Common. Transport links are excellent, with Wandsworth Common station approximately 0.4 miles away and Clapham Junction around 1.1 miles. The popular Northcote Road, known for its cafés, restaurants, and independent shops, is within easy reach, as are Bellevue Parade and the extensive open spaces of Wandsworth Common.

**TENURE** Leasehold

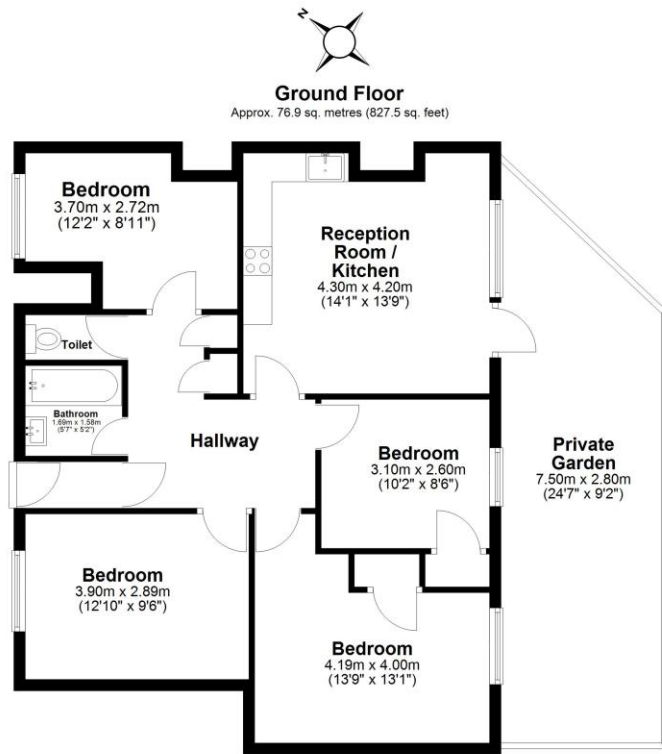
**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** C

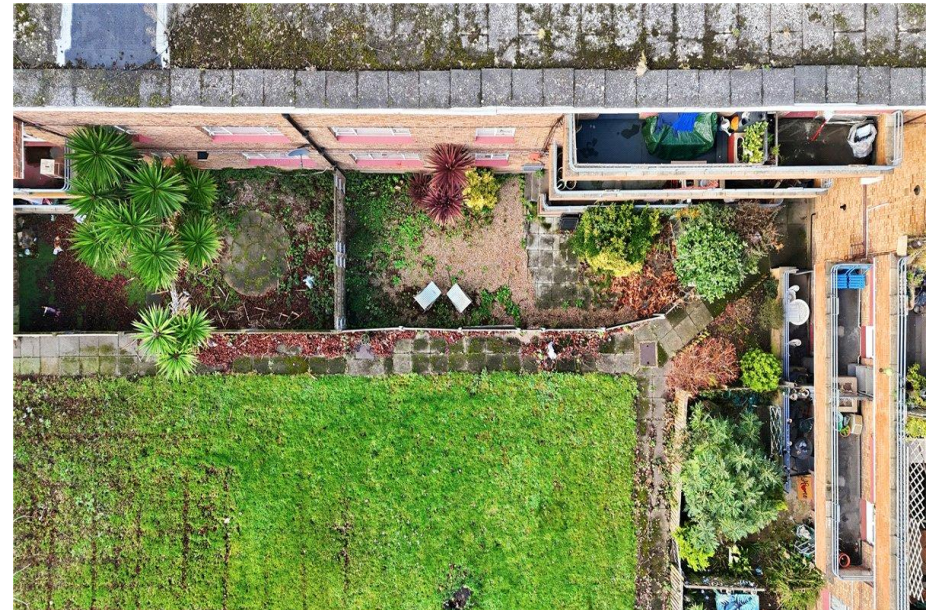
**A GREAT OPPORTUNITY TO ACQUIRE A WELL-PROPORTIONED FLAT, WITH PRIVATE GARDEN.**







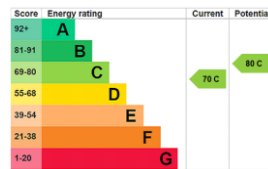
Total area: approx. 76.9 sq. metres (827.5 sq. feet)  
**Lane Court**



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