



**ST. JAMES'S DRIVE, LONDON, SW12**  
£540,000

**Carter Jonas**

# ST. JAMES'S DRIVE, LONDON, SW12

A great, chain-free, two double bedroom ground floor garden flat, on the doorstep of Wandsworth Common and within easy reach of both Balham and Tooting Bec for the Northern Line stations.

Set within a smart, modern residential block close to Wandsworth Common, the flat has a large open plan living room with a big bay window and French doors opening onto a private garden. This spacious room provides ample space for both seating and dining areas and connects to an open plan kitchen to create a great living and entertaining space.

The garden has been landscaped with decking and easy grass to create a desirable private outside space for al fresco dining.

The two double bedrooms are both serviced by a stylish bathroom. There are also two sizable storage cupboards off the hallway, and to the rear of the building is an allocated off-street parking space.

St James's Drive is a residential street running from Trinity Road up to Bellevue Road, with Wandsworth Common and the restaurants, cafes and independent shops of Bellevue Village nearby overlooking the common. Wandsworth Common Station, with its links into Clapham Junction and Victoria, is just a short stroll of 0.2 miles. Balham and Tooting Bec, with their Northern Line connections, are also within easy reach.

## AMENITIES

- Two Double Bedrooms
- Private Garden
- Large Open Plan Kitchen/Living Room
- Bathroom
- Long Lease of 159 Years Remaining
- Allocated Off-Street Parking Space
- Wandsworth Common and Balham Location

**TENURE** Leasehold

**LOCAL AUTHORITY** London Borough Of Wandsworth

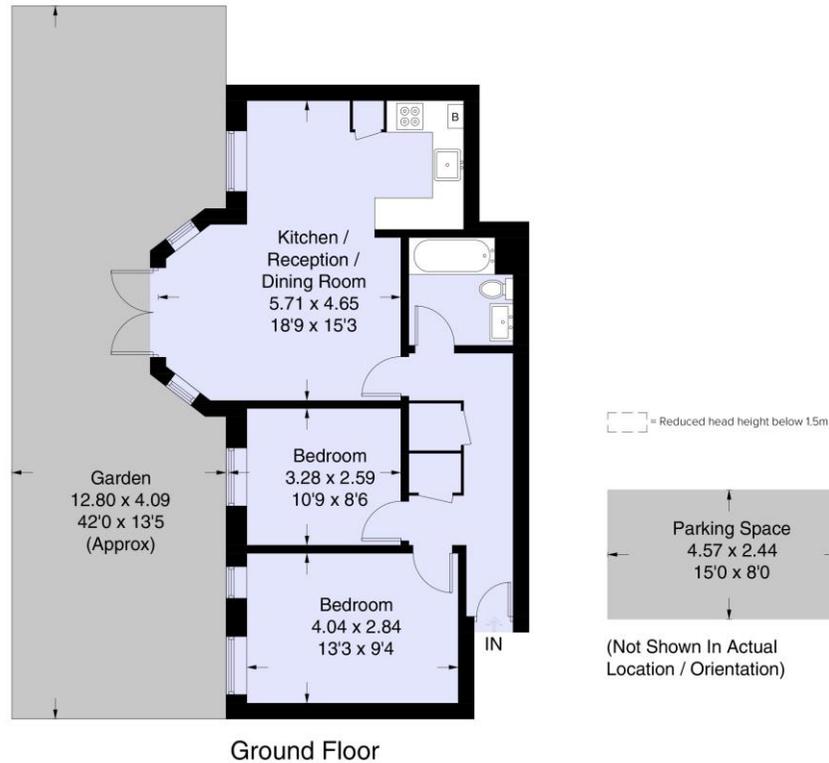
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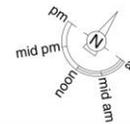


# Naples Court, St. James's Drive, SW12

Approximate Gross Internal Area = 60.6 sq m / 652 sq ft  
Including Limited Use Area (1.6 sq m / 17 sq ft)



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	76	77
(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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