



**NAPLES COURT, 72 ST. JAMES'S DRIVE, SW12**  
£425,000

**Carter Jonas**

# NAPLES COURT, 72 ST. JAMES'S DRIVE, SW12

Set on the second floor of a well-maintained modern residential block, in a highly sought-after location only moments from Wandsworth Common.

St James's Drive is a residential street running from Trinity Road up to Bellevue Road, with Wandsworth Common and all the local restaurants, amenities and shops Bellevue Village has to offer whilst overlooking the hugely popular Wandsworth Common. Furthermore, Wandsworth Common train station (overground) is just a few minutes' walk away.

- Bright One-bedroom flat
  - Approx. 558 sq ft
  - Juliet balcony
  - Second floor (no lift)
  - Allocated off-street parking space
  - Long leasehold
  - Double Glaze throughout
  - Close to Wandsworth Common
  - Close to the shops and cafes of Bellevue Village
  - Wandsworth Common Station is just 0.3 miles
  - Close to Balham, approximately 0.7 miles away from Balham and the Northern Line Station
  - Offered Chain Free
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- Service charge - £1,564.68 approx. per annum
  - Ground rent - Peppercorn

## A BRIGHT AND SPACIOUS (588 SQFT) ONE-BEDROOM FLAT WITH A JULIET BALCONY AND A PRIVATE OFF-STREET PARKING SPACE.



**TENURE** Leasehold - approx. 188 years remaining

**LOCAL AUTHORITY** London Borough of Wandsworth (Council Tax Band C)

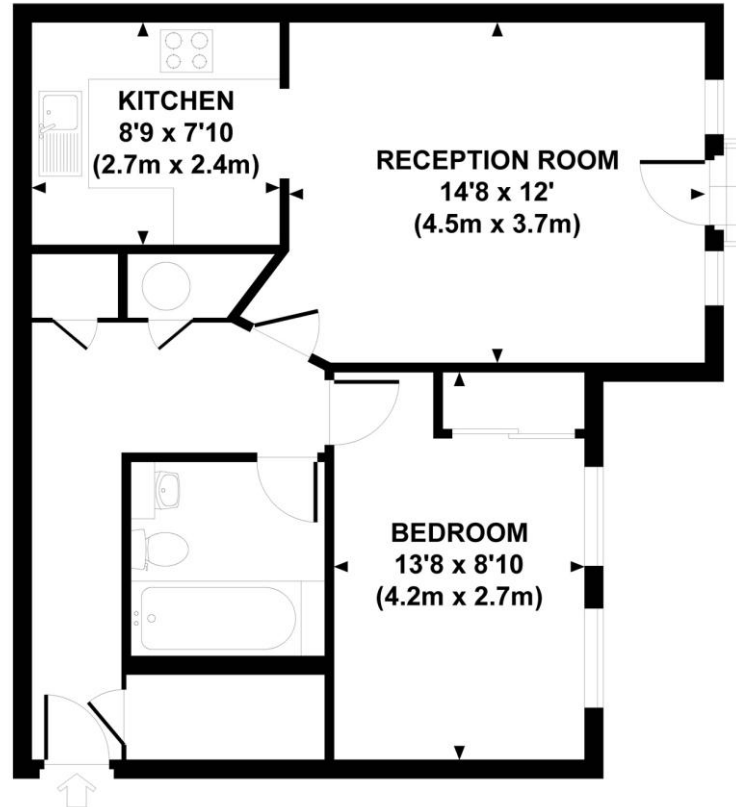
**EPC BAND C**





## NAPLES COURT, ST. JAMES'S DRIVE, SW12

Approx. gross internal area  
558 Sq Ft. / 51.9 Sq M.



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2013. Dowling Jones Design www.dowlingjones.com 020 7610 9933

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