



ST. JAMES'S DRIVE, LONDON, SW12

Carter Jonas

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A fantastic two double bedroom ground floor garden flat with private parking in Balham, close to Bellevue Road and Wandsworth Common, within easy reach of transport links (Northern Line Balham and Overland Wandsworth Common).

Set within a well-maintained modern residential block, close to Wandsworth Common, the flat has a large open plan living room with 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 paving and easy grass to create a desirable private outside space for al fresco dining. An additional private outdoor space is located at the rear of the property and accessed via the communal rear garden.

The bright kitchen is located next to the living room and has a practical layout with plenty of storage. A spacious double bedroom overlooks the private garden to the rear of the property. The second, smaller double bedroom, has a view of the front garden. A bright bathroom, and a sizeable storage cupboard off the hallway completes the accommodation. To the rear of the building is an allocated off-street parking space.

Located in Old Hospital, 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, which overlook 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
- Lease with 161 Years Remaining
- Service Charge £147 Per Month (Approx)
- Allocated Off-Street Parking Space
- Wandsworth Common and Balham Location

TENURE Leasehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C

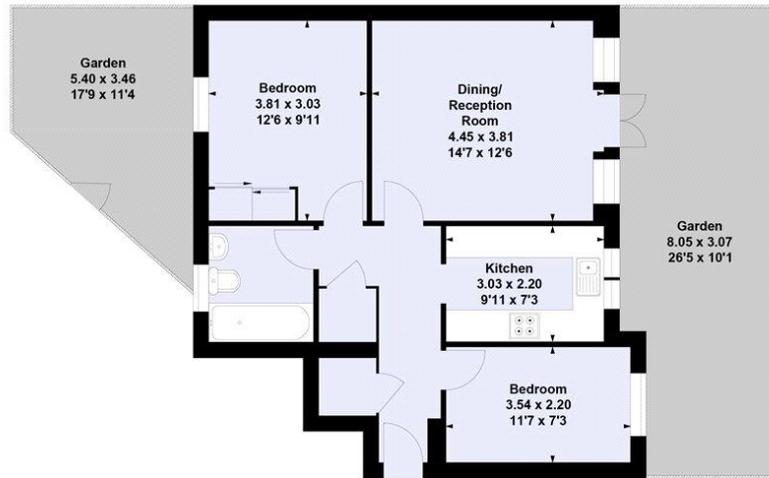




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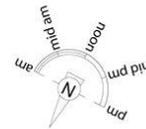
Approximate Floor Area = 58.73 sq m / 632 sq ft

 = Reduced head height below 1.5m



Ground Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B		
(81-90)	C	75	77
(65-80)	D		
(55-64)	E		
(39-54)	F		
(1-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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