



ST. JAMES'S CLOSE, LONDON, SW17

Carter Jonas

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This first-floor apartment offers two double bedrooms, with the principal bedroom benefitting from extensive built-in wardrobes. A contemporary family bathroom serves both bedrooms. The modern kitchen has a comprehensive range of white gloss units, integrated appliances and ample worktop space. Adjacent to the kitchen, the bright reception room benefits from excellent natural light from a large west-facing window, and direct access to a private balcony.

Ideally positioned off St. James's Drive, the property is approximately a 10-minute walk from both Wandsworth Common Station and Tooting Bec Underground Station. The popular local shops, cafes and restaurants of Bellevue Road are moments away, alongside the expansive green space of Wandsworth Common.

Resident permit parking is available at the front and rear of the property.

KEY FEATURES:

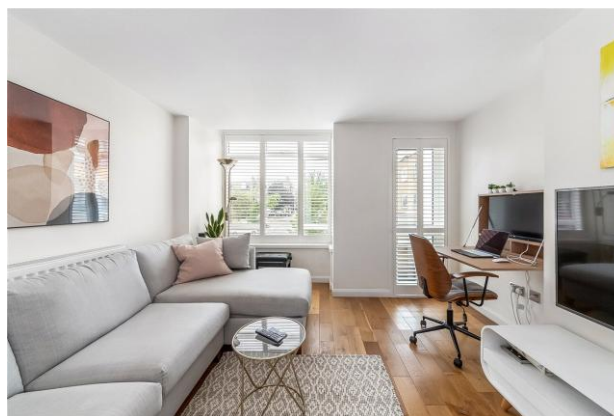
- Two-bedroom first floor apartment
- Beautifully presented throughout
- Bright reception room with private balcony
- Approximately 10-minute walk to Wandsworth Common Train Station (direct to Victoria), and Tooting-Bec Underground (Northern Line).
- Very convenient location being moments from Wandsworth Common and the shops and cafes of Bellevue Road.
- Service charge £1,875.83 per annum (derived from 2025)
- Ground rent: Peppercorn

TENURE Leasehold (Approximately 99 years remaining)

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C

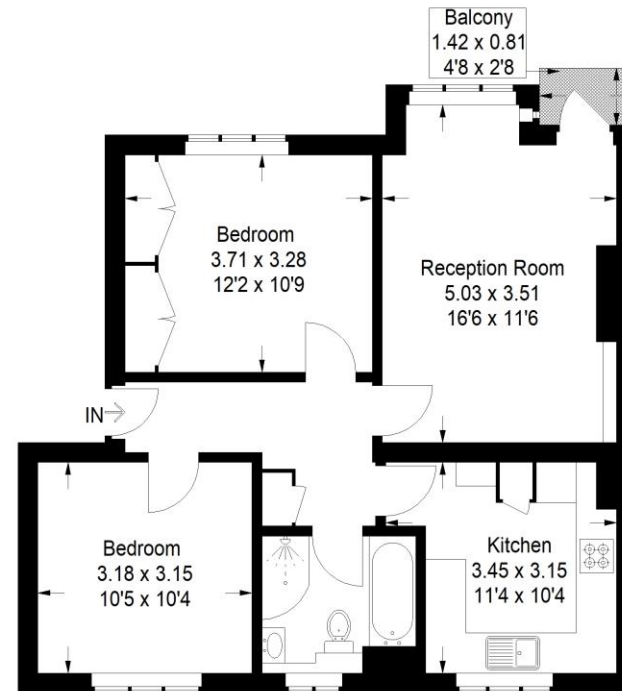
A BEAUTIFULLY PRESENTED 2 BEDROOM, FIRST FLOOR APARTMENT WITH A WEST FACING BALCONY.





St. Jamess Close, SW17

Approximate Gross Internal Area
62.9 sq m / 677 sq ft



First Floor

This 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. (ID1328454)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	92 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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