



ROMA COURT, ST. JAMES'S DRIVE, SW12

Carter Jonas

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A bright, spacious, over 800 sqft lateral top floor flat, set within a modern purpose-built apartment block moments from Wandsworth Common and the shops, cafes, and restaurants of Bellevue Road. Conveniently located for the Northern Line at both Balham and Tooting Bec.

This top-floor flat offers a large open-plan kitchen reception room with ample space for seating and dining areas. The flat offers two large double bedrooms, both with built-in wardrobes, which are serviced by a well-appointed family bathroom. The property features an additional storage cupboard in the generous hallway. The flat also comes with its own private allocated off-street parking space at the rear of the building.

Roma Court is a modern, purpose-built apartment block located on St James's Drive, which connects up to Bellevue Road and Wandsworth Common. It is ideally located for easy access to the Northern line at Tooting Bec, which is just 0.5 miles away. Wandsworth Common Overground Station, with its direct connections to Clapham Junction and Victoria Station, is almost on your doorstep at just 0.3 miles.

Lease: 157 years remaining
Service Charge: £1,640 pa
Ground rent: Peppercorn (£0)

AMENITIES

- Two double bedrooms
- Over 800 sqft
- Top/ third floor flat
- Large open plan kitchen living room
- Moments from Wandsworth Common
- Close to the shops and buzz of Bellevue Village
- Wandsworth Common Station 0.3 miles
- Northern Line Tooting Bec 0.5 miles
- Off-street parking space

TENURE Leasehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND TBC

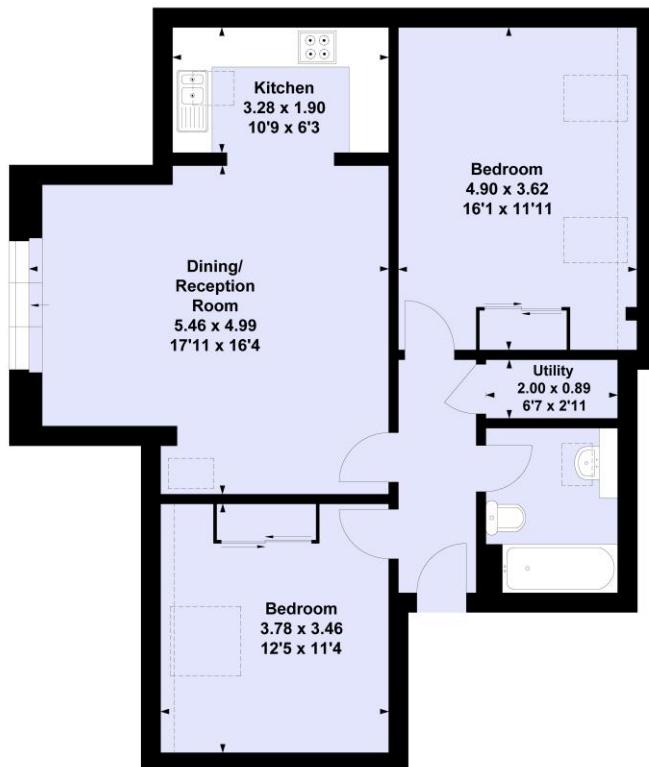




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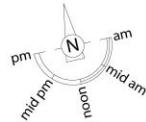
Approximate Floor Area = 76.01 sq m / 818 sq ft

[] = Reduced head height below 1.5m



Third 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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