



ST. JAMES'S DRIVE, LONDON, SW12

Carter Jonas

ST. JAMES'S DRIVE, LONDON, SW12

Situated on the first floor of a well-maintained apartment building, this beautifully presented, chain-free, two-bedroom flat offers approximately 675 sq. ft of internal living space.

The property comprises two bedrooms located off the entrance hall, a contemporary family bathroom positioned at the end of the hallway, and a spacious reception room providing an excellent area for both relaxing and entertaining. The bright kitchen is situated just off the living room. Further benefits include off-street parking and a long lease of approximately 155 years remaining.

Naples Court is ideally positioned on St James's Drive, with Wandsworth Common Station just a five-minute walk away, and Tooting Bec Underground under a fifteen-minute walk away, providing direct connections into Central London. The open, green spaces of Wandsworth Common are very close by, with many cafes, restaurants and shops located throughout Bellevue Village and Balham.

Key Features:

- First floor, two-bedroom apartment
- Spacious reception room
- Modern family bathroom
- Approximately 675 sq ft
- Off-street parking
- Excellent transport connections (Wandsworth Common Station and Tooting Bec Underground)
- Service Charge: £1,703 pa subject to change from 01/04/2027

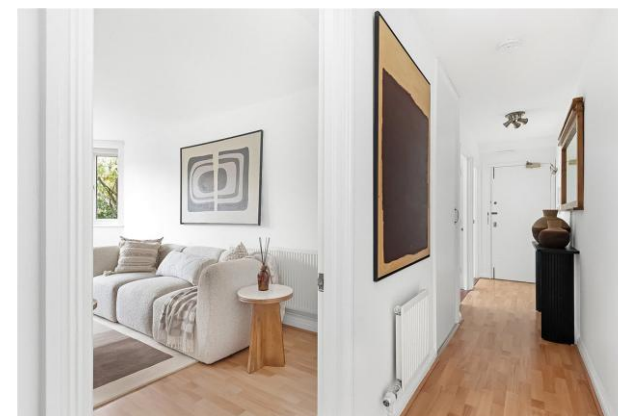
BRIGHT TWO-BEDROOM FIRST FLOOR FLAT LOCATED MOMENTS AWAY FROM WANDSWORTH COMMON AND BELLEVUE ROAD



TENURE Leasehold (Approximately 155 years remaining)

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C

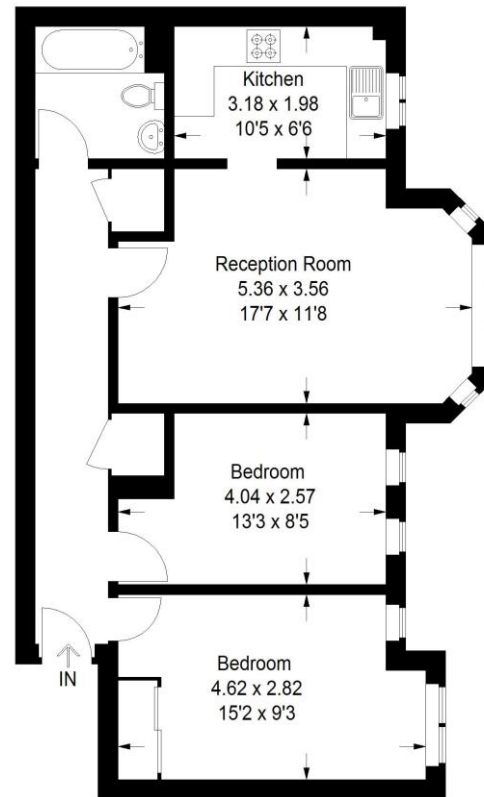


Classification L2 - Business Data



Naples Court, SW12

Approximate Gross Internal Area
62.7 sq m / 675 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. (ID1329667)

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

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