



ST. JAMES'S DRIVE, LONDON, SW12

Carter Jonas

ST. JAMES'S DRIVE, LONDON, SW12

A well-presented two-bedroom purpose-built apartment on the second (top) floor, offering approximately 639 sq. ft of bright and well-balanced accommodation.

The property features a dual-aspect reception room with a Juliet balcony and attractive treetop views and two generous double bedrooms. Further benefits include ample natural light, communal gardens, residents' parking and a long lease (Approx. 160 years remaining).

Rimini Court is ideally located on the corner of Sarsfeld Road and St James's Drive, within easy reach of the shops, cafés and restaurants of Balham, Bellevue Road and Tooting Bec. Tooting Bec Underground (Northern Line) and Wandsworth Common Station are both approximately 10-minutes' walk away, and the open spaces of Wandsworth Common are also close by.

AMENITIES

- Two double bedrooms
- Purpose-built apartment
- Second floor / top floor position
- Juliet balcony with attractive treetop views
- Well-maintained communal gardens
- Residents' off-street parking
- Close to Wandsworth Common
- 10-minute walk to Tooting Bec Underground (Northern Line)
- Close to the cafés and restaurants of Bellevue Road
- Chain free
- Service Charge £2,721 per annum
- Ground Rent: £0 (Peppercorn)

TENURE Leasehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND D

BRIGHT TOP FLOOR TWO DOUBLE BEDROOM APARTMENT WITH PARKING AND COMMUNAL GARDENS CLOSE TO WANDSWORTH COMMON AND BALHAM

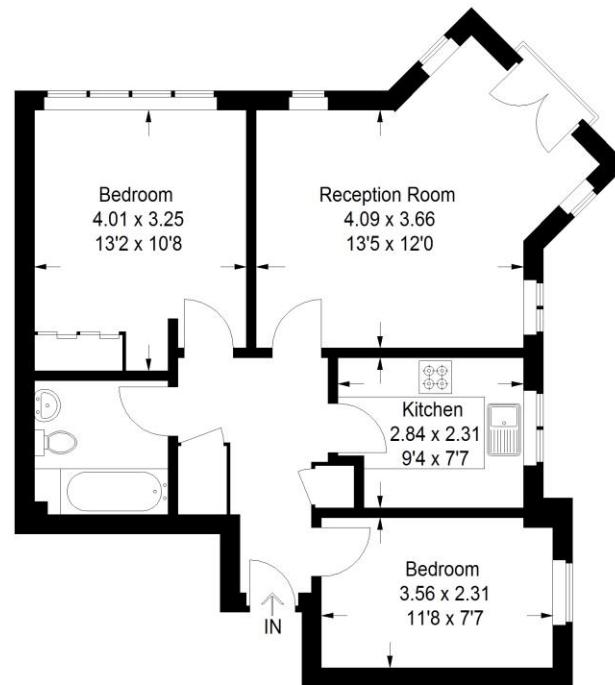


Classification L2 - Business Data



Rimini Court, SW12

Approximate Gross Internal Area
59.4 sq m / 639 sq ft



Second 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. (ID1321520)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	68 D
39-54	E		
21-38	F		
1-20	G		

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