



St. James's Drive, SW17

£825,000 *Share of Freehold*

An exceptional period ground floor maisonette with three double bedrooms and a large private garden on a sought-after residential road close to Wandsworth Common and Tooting Bec.

KEY FEATURES

- Victorian Maisonette
- Ground Floor
- Three Double Bedrooms
- Large Private Garden
- Share of Freehold
- Separate Eat in Kitchen
- 1,091 sqft.
- Excellent Transport Links & Location



Tooting

020 8767 5221 | tooting@winkworth.co.uk

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Arranged over 1,091 sqft., the property has been excellently maintained by the current owners retaining many of its original period features such as high ceilings, cornicing, and stunning bay windows in the reception room to the front of the property. With three double bedrooms, and a spacious open plan dining room and kitchen to the rear, the property is very well-proportioned and is perfect for first-time buyers, growing families, and investors. Through the kitchen is a large private garden, perfect for hosting friends and family with easy access to the kitchen and dining room for cooking/eating. In addition to the great layout of the property, there is efficient storage, and the flat benefits from on-street parking.

Great transport links from Wandsworth Common, Balham, and Tooting Bec, and within 5 minutes walking distance of a superb selection of independent shops, restaurants, bars and cafés on Trinity and Bellvue roads, including a Michelin star restaurant. Local amenities also include a brewery tap room; hairdressers; convenience stores and much more.





MATERIAL INFO

Tenure: Share of Freehold

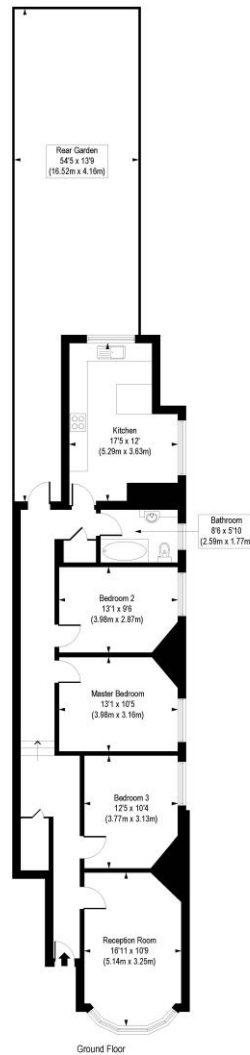
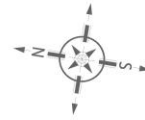
Term: 989 years and 7 months

Council Tax Band: D

EPC rating: To be confirmed.

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Approx. Gross Internal Floor Area 1091 sq. ft / 101.36 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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