



ST. JAMES'S DRIVE, LONDON, SW17

Carter Jonas

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A charming, detached C. 1856 sq ft four-bedroom period cottage, discreetly tucked away off St James Drive, close to Wandsworth Common (0.4 miles). Chain free.

Inside

If you tire of standard issue houses, this may be the home for you. Set back from the road, with a pretty façade, off-street parking and a bright and welcoming hallway, the house gives the best first impression.

The ground floor comprises four interconnecting spaces, with a calm and relaxing reception room at the front of the house, leading onto a small study/office space. Between the kitchen and main reception room is the second reception room, currently in use as a games room. The kitchen/ dining room then has bifold French doors that open onto a tranquil courtyard garden. A superb utility room and cloakroom completes the ground floor.

Upstairs, on the first floor, the house offers four double bedrooms and a main bathroom, with the principal bedroom benefiting from an ensuite shower room.

Location

This rare, detached house is set back from the road off St James Drive, conveniently located close to the green open spaces of Wandsworth Common (0.4 miles) with its overground station connecting into Victoria. The Underground (Northern Line) is also located closeby at Balham (0.7 mile) and Tooting Bec (0.4 miles).

N.B. Please note that all photos of the property were taken in 2018.

AMENITIES

- Detached Freehold house
- 1856 SQFT
- 4 bedrooms
- Kitchen/ dining room
- 2 reception rooms
- Private courtyard rear garden
- Front garden space
- Shared driveway access
- Off-street parking
- Chain free
- Wandsworth Common (0.4 miles)
- Balham (0.7 miles)
- Tooting Bec (0.4 miles)

TENURE Freehold

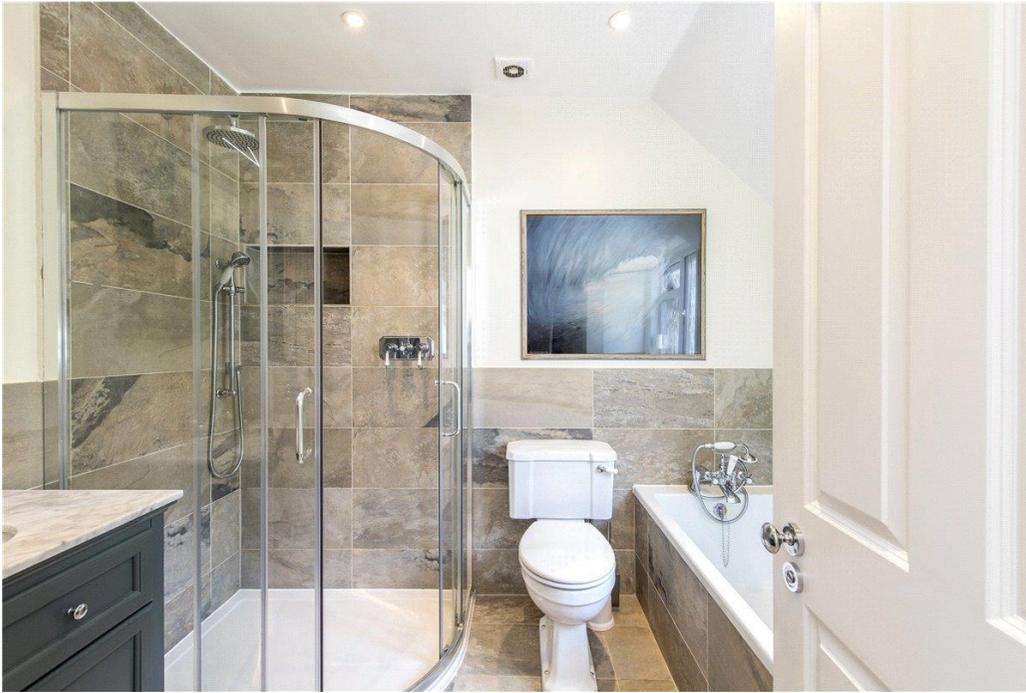
LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND E





Classification L2 - Business Data



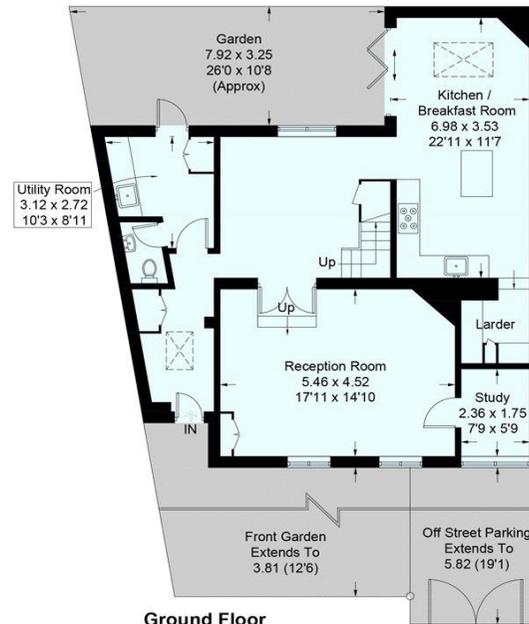
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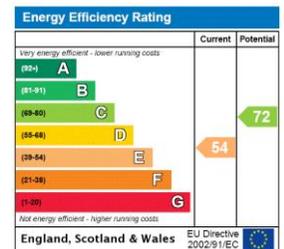
Approximate Gross Internal Area
172.4 sq m / 1856 sq ft



First Floor
75.8 sq m / 816 sq ft



Ground Floor
96.6 sq m / 1040 sq ft



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