



ST. JAMES'S DRIVE, LONDON, SW17
£1,550,000

Carter Jonas

ST. JAMES'S DRIVE, LONDON, SW17

A unique and particularly pretty three-bedroom Victorian house, full of charm and definitely not predictable, with a private south west facing garden, off-street parking and garage, in the heart of Wandsworth Common's sought-after 'Bellevue Village'. No chain.

Set back from the road with off-street parking, the property is currently laid out as a three-bedroom house, with a bright reception room at the front of the house, complete with high ceilings, large sash windows, fireplace and alcove bookshelves. A second reception room, overlooks the garden and leads into a stylish, light-filled kitchen/diner, with gloss-white cabinetry and quartz worktops, which has been extended to create an atrium space, ideal for entertaining, and sympathetic to the period property. French doors lead straight out onto the terrace and south-west facing lawned garden beyond. A side door gives access to the utility room in the garage, currently also a fantastic storage space. The garage, along with the side return, could form part of a rear/side extension, subject to the necessary permissions. A guest cloakroom/W.C. can be found in the hallway, along with under stair storage.

Upstairs, the main bedroom suite overlooks the garden and has plenty of wardrobe space. The en-suite bathroom has a cast iron roll-top bath and shower. Two further double bedrooms and a large family bathroom complete the first floor. Eaves storage can be found in the loft.

The freehold house is offered chain-free.

St. James's Drive runs from Bellevue Road to the south of Wandsworth Common and is close to the independent shops, cafes and restaurants of Bellevue Road. There is a rich variety of architectural styles in the road, and it is very conveniently positioned for Wandsworth Common Station and the Northern Line.

AMENITIES

- Two Reception Rooms
- Kitchen/Diner
- Three Bedrooms
- Two Bathrooms
- Guest Cloakroom/W.C.
- South-West Facing Garden
- Garage
- Off-Street Parking
- Chain-Free
- Freehold

TENURE Freehold

LOCAL AUTHORITY London Borough Of Wandsworth

EPC BAND D

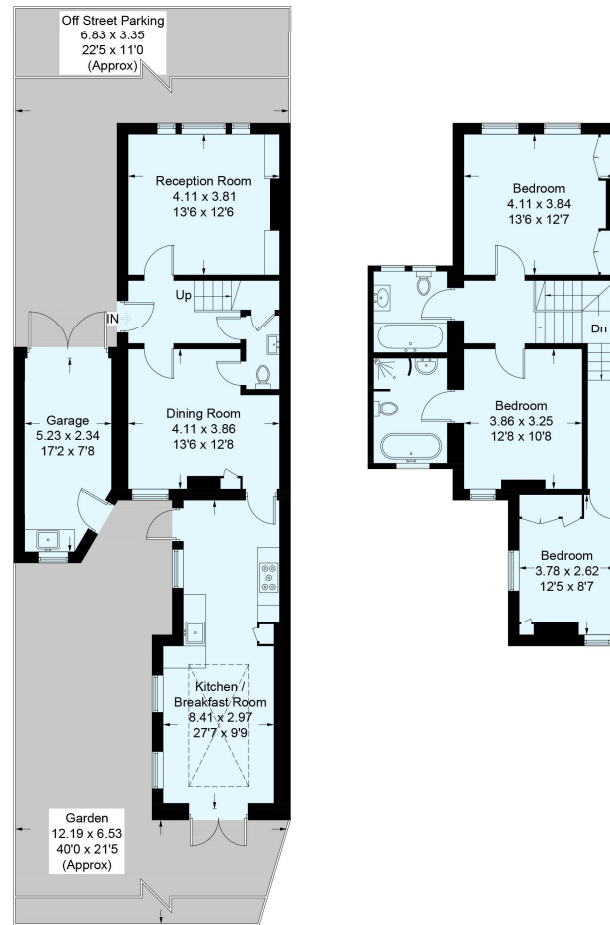






St. James's Drive, SW17

Approximate Gross Internal Area = 127.6 sq m / 1373 sq ft
Garage = 11.9 sq m / 128 sq ft
Total = 139.5 sq m / 1501 sq ft



Ground Floor
64.8 sq m / 697 sq ft

First Floor
62.8 sq m / 676 sq ft

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. (ID371967)

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