



Naples court, St.James's Drive, London SW12

Naples Court, Wandsworth SW12

This well-proportioned flat is offered with no onward chain. The property is suitably located to the shops, cafes and restaurants on Bellevue Road, whilst the Northcote Road and Balham High Street are also close by. The open plan kitchen/ reception room is perfect for entertaining and hosting and the apartment faces southwest, meaning it is light and airy. There is also a specifically allocated off-street private parking space at the rear, making this a fantastic property for a wide range of buyers. St Well located within a short walk to the open expanse of Wandsworth Common. Wandsworth Common train station is only a few minutes' walk with regular trains to Victoria (12 minutes) and Clapham Junction (4 minutes). Balham Tube (Northern Line) is around a 10 minute walk.



Guide price: £525,000

Tenure: Leasehold: approximately 189 years remaining

Service charge: £800 per annum, reviewed yearly, next review due 2024

Local authority: London Borough of Wandsworth

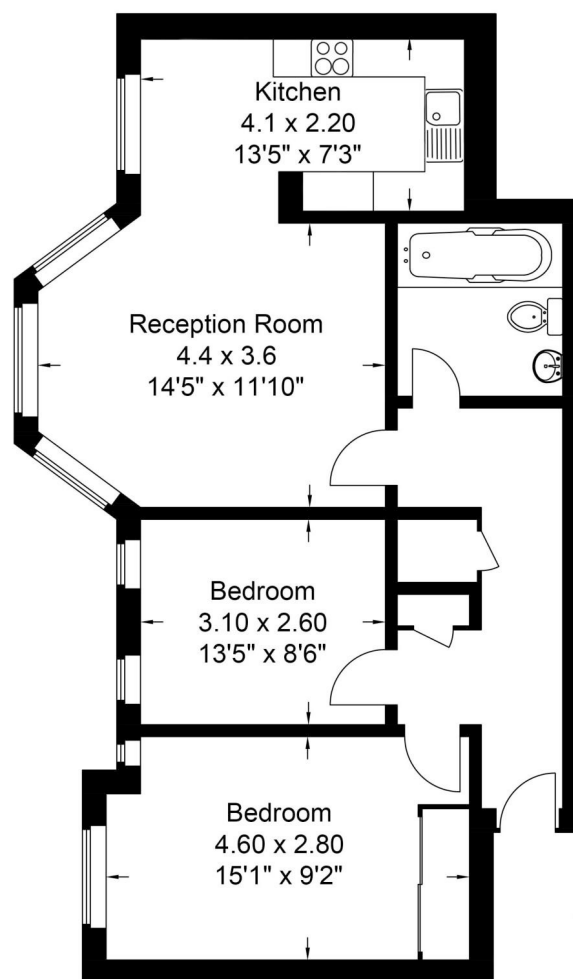
Council tax band: C





Naples Court

Approximate Gross Internal Area
59.76 sq m / 643.25 sq ft



Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of measuring practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your inspection of the property.

Knight Frank
Wandsworth
26 Bellevue Road
Wandsworth SW17 7EB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more
Jack Gravestock
020 3667 6751
jack.gravestock@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated July 2024. Photographs and videos dated July 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.