






ST JAMES'S DRIVE

Wandsworth SW17



ST JAMES'S DRIVE WANDSWORTH SW17

A significant period family home overlooking Wandsworth Common
with a generous sunny garden.

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Local Authority: London Borough of Wandsworth

Council Tax band: G

Tenure: Freehold

Guide Price: £2,595,000



A UNIQUE FAMILY HOME OVERLOOKING THE COMMON

Conveniently positioned and enjoying direct views of Wandsworth Common is this generous and well-balanced five-bedroom family home. Light-filled accommodation across four floors measures approximately 2,610 and there is a private westerly facing garden at the rear.

Entry is via a raised ground floor with a generous bay-fronted reception room bathed in natural light with a plethora of period features including intricate cornicing, beautiful fireplace, large sash windows and plantation shutters. Along the hall double doors lead into a spectacular mezzanine level and an expansive reception space with wooden floors and a two-storey floor-to-ceiling picture window onto the garden. There is plenty of in-built shelving in the alcoves and a further bi-fold window overlooking the garden. A useful WC completes the accommodation on this floor.







Stairs lead down to the impressive open-plan kitchen/dining area and a large reception space with bay window is set at the front of the house, currently used as a gym. The kitchen includes a range of modern wall and base units, granite worksurfaces and space for free-standing appliances. There is space for a generous dining table and bi-fold doors open out on to the westerly-facing garden, perfect for al fresco dining.

The principal suite is positioned on the first floor complete with a large dressing area and en-suite shower room. Completing this floor are two bedrooms at the rear and a modern family bathroom. There are two further bedrooms and a secondary bathroom on the top floor, with far-reaching views across Wandsworth.

Externally the property enjoys a private and landscaped westerly facing garden, enjoying sun throughout much of the day. Planted borders, fencing and a number of trees provide good screening from neighbouring properties.



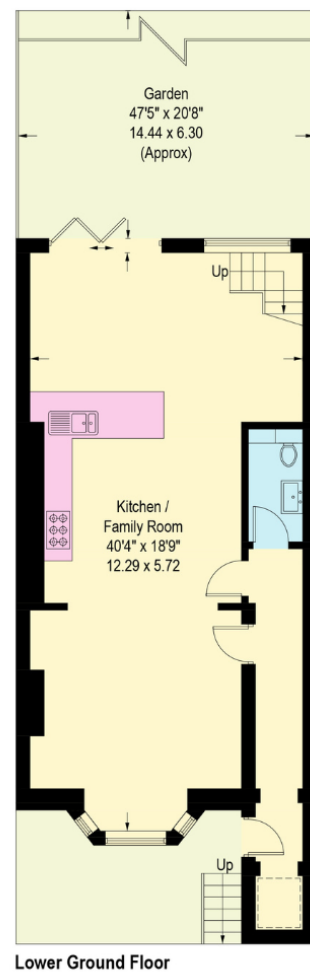
LOCATION

St James's Drive is a popular road ideally situated on the doorstep of Wandsworth Common and only a short distance to the shops and restaurants of Bellevue and Northcote Roads. There are good transport links, with the mainline train from Wandsworth Common Station offering frequent services to Victoria/Waterloo via Clapham Junction and Balham Tube (Northern Line and Overground) is also close. The area as a whole boasts a wonderful selection of schools, including Broomwood Hall, Northcote Lodge, Thomas's, Finton House. There are also excellent local sporting amenities for children including Battersea Ironsides junior rugby, and The Spencer cricket

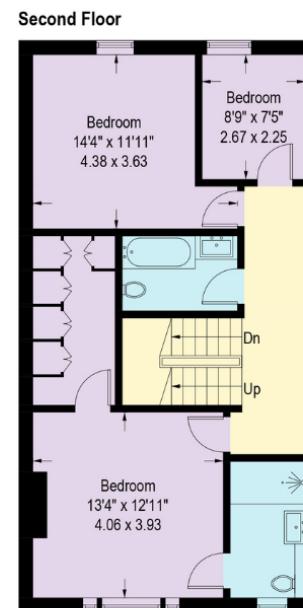
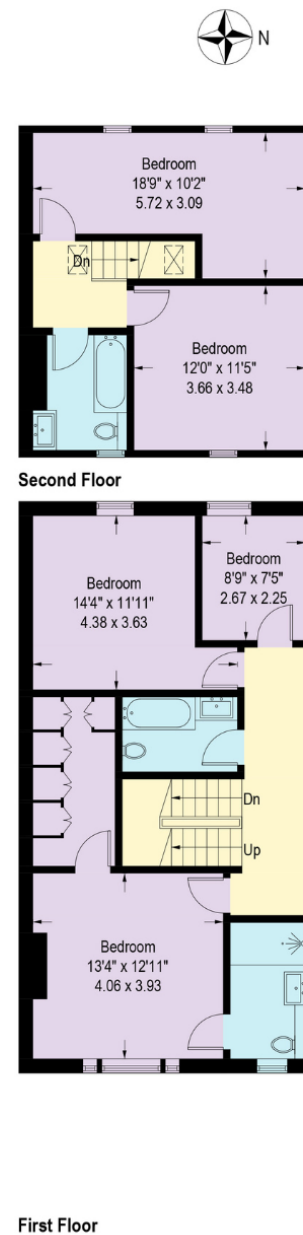
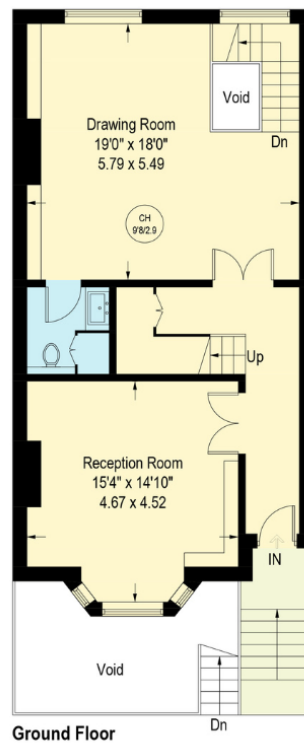








= Reduced headroom below 1.5m / 5'0"



(Including Basement / Loft Room)
Approximate Gross Internal Area = 242.48 sq m / 2,610 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. (ID767266)

We would be delighted
to tell you more.

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