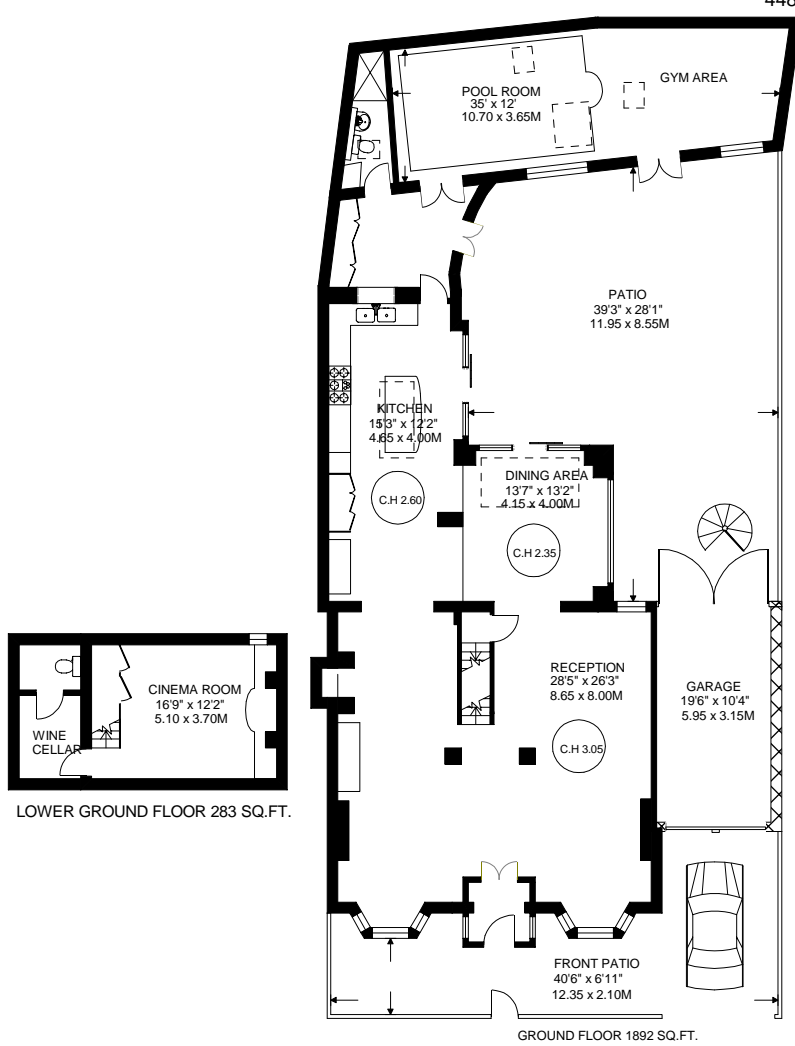
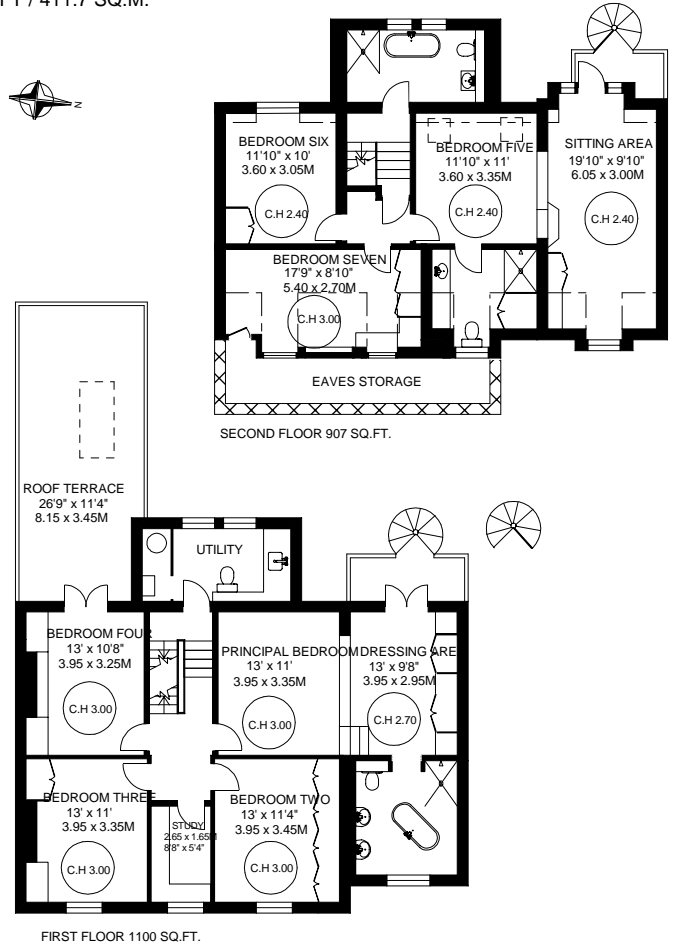


ST JAMES DRIVE  
LONDON SW17

APPROXIMATE INTERNAL FLOOR AREA  
4182 SQ.FT / 383.4 SQ.M.  
PLUS GARAGE AND EAVES STORAGE 305 SQ.FT. / 28.3 SQ.M.  
TOTAL AREA SHOWN ON PLAN  
4487 SQ.FT / 411.7 SQ.M.



LOWER GROUND FLOOR 283 SQ.FT.



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This plan is not to scale ( unless specified ), and is for guidance only, and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.  
Please read the Important Notice on the last page of the text of the particulars.