



ST. JAMES'S DRIVE, LONDON, SW17

Carter Jonas

ST. JAMES'S DRIVE, LONDON, SW17

The cool, laid-back vibe of this elegant and lateral Victorian home in 'Bellevue Village', oozes understated style and has been redesigned and finished to suit modern living.

If you tire of standard issue Victorian houses, this may be the home for you. With its pretty façade, herringbone pathway, off-street parking and bright and wide hallway, the house gives the best first impression. The ground floor flows effortlessly from the reception room at the front of the house, a calm and relaxing space with a wood-burning stove, through to the large kitchen/diner/family room, where substantial volumes have been achieved, with aluminium doors opening onto the 59.5'ft south-west facing garden, combining to make an absolutely stunning space. Gloss white cabinetry, housing a multitude of integrated appliances, flank one wall of the space and a supersized island making a great focal point. Just off the kitchen, a handy T.V./play room, ideal for family members young and old and which could make a fantastic home office. A utility room is located off the kitchen in the hallway, as is the guest cloakroom/W.C. There is also a large under stairs storage space. The south-west facing garden is laid to lawn, with a sunken trampoline and large deck area, ideal for entertaining and a handy bike storage.

Upstairs, the main bedroom suite is stylish and calm, with cast iron roll-top in the en-suite bathroom and bespoke built-in wardrobes and library space. Across the bright landing, with its large skylight, two further double bedrooms and a supersized shower room. A fourth guest bedroom can be found in the brick-built garden studio which, with its en-suite shower room and vaulted ceiling, provides great additional guest accommodation as well as serving as a fabulous home office/gym or artist studio. Eaves storage can be found in the loft and in the garden studio.

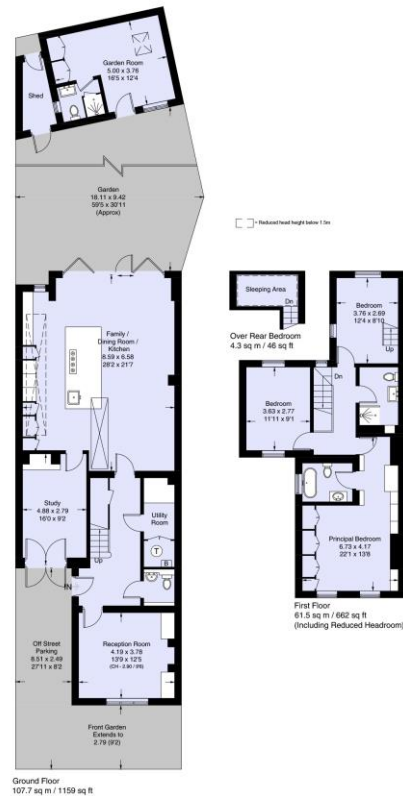
St. James's Drive runs from Bellevue Road to the south of Wandsworth Common and is close to the independent shops, cafes and restaurants of Bellevue Road. There is a rich variety of architectural styles in the road, and it is very conveniently positioned for Wandsworth Common Station and the Northern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



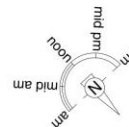




St. James's Drive, SW17
 Approximate Floor Area = 169.7 sq m / 1826 sq ft
 Garden Room = 23.7 sq m / 255 sq ft
 Excluding Reduced Headroom = 3.8 sq m / 41 sq ft
 Total = 197.2 sq m / 2122 sq ft
 Including Limited Use / Reduced Headroom Area (5.0 sq m / 54 sq ft)



This marketing 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.



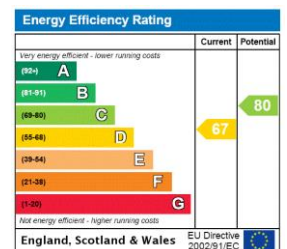
AMENITIES

- Three Bedrooms
- Bathroom
- Shower Room
- Open-Plan Kitchen/Dining/Living Room
- Reception Room
- TV Room/Office
- Garden Studio/Office/Guest Room/Gym
- Large South-West Facing Garden
- Off-Street Parking
- Eaves Storage
- Bike Store
- Bellevue Village Location
- Close to Transport

TENURE Freehold

LOCAL AUTHORITY London Borough Of Wandsworth

EPC BAND D



Carter Jonas

Wandsworth Sales 020 8767 7711

wandsworth@carterjonas.co.uk
 19 Bellevue Road, London, SW17 7EG

carterjonas.co.uk
 Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data