



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

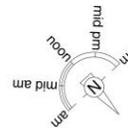
Excluding Reduced Headroom = 3.8 sq m / 41 sq ft

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.



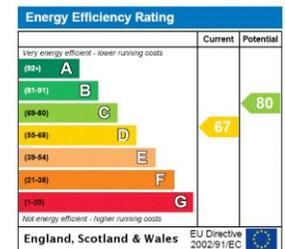
### AMENITIES

- 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



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