





Situated just off St James
Drive, between the soughtafter hubs of Tooting Bec and
Balham, this two-bedroom
flat offers generous
proportions, excellent
transport links, and plenty
of potential to create a
stylish and modern home.



## Leasehold

- Two Double Bedrooms
- East-Facing Aspect With Good Natural
  Light
- Close to Wandsworth Common
- Close To Tooting & Balham Stations
- Spacious Reception With Access To Private Balcony
- Scope To Modernize And Add Value
- Private Parking
- Chain Free
- Located within a well-maintained ex-local authority block on St James Close, the property spans close to 700 sq ft (approx.) and benefits from a practical layout, with all rooms leading from a central hallway. The reception room is bright and well-sized, opening out onto a private east-facing balcony a perfect

The flat further comprises two double bedrooms, a separate kitchen, and a bathroom with separate WC. While the property requires cosmetic updating throughout, it presents an ideal blank canvas for buyers keen to put their own stamp on a spacious home in a highly desirable location.

spot for morning coffee or an evening wind-down.







## St James Close

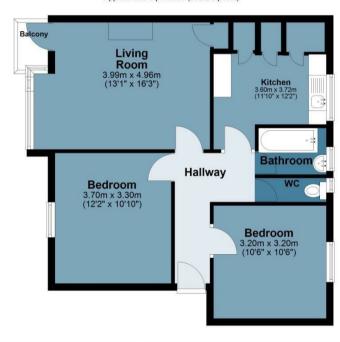
Approx. Gross Internal Area 63.9 Sq M (688.2 Sq Ft)





## Second Floor

Approx. 63.9 sq. metres (688.2 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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