



St. James's Close, London, SW17

BUTLER & STAG



**Guide Price - £400,000 to £425,000**

**Situated just off St James Drive, between the sought-after 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
- Spacious Reception With Access To Private Balcony
- East-Facing Aspect With Good Natural Light
- Scope To Modernize And Add Value
- Close to Wandsworth Common
- Private Parking
- Close To Tooting & Balham Stations
- 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 spot for morning coffee or an evening wind-down.

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.

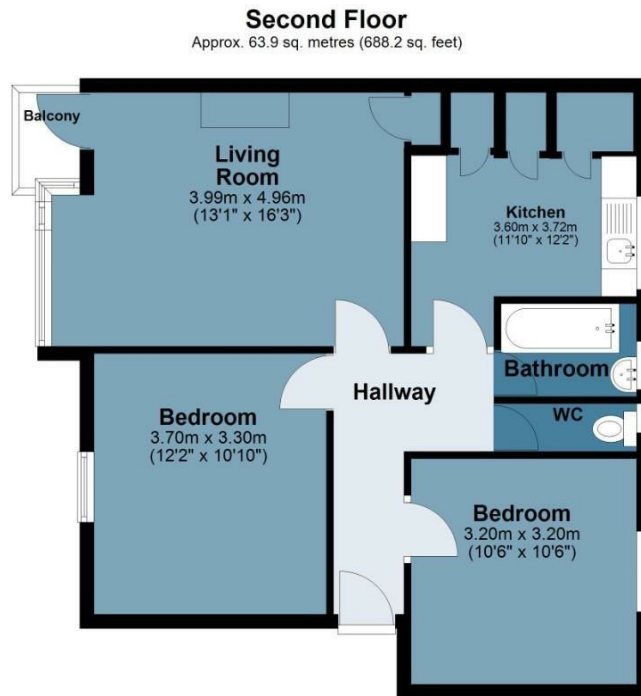




## St James Close

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

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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.  
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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.