



Roma Court
64 St James's Drive, SW12





Chestertons are delighted to introduce a well-presented upper floor apartment set within a modern purpose-built development with off street parking and well maintained communal areas. The property is well-proportioned and bright and airy throughout. Once inside, the accommodation comprises two double bedrooms, a generous light reception leading out to a private balcony, a well-appointed separate kitchen and three piece bathroom suite. This highly desirable property is located just moments from the open spaces of Wandsworth Common. The bars and restaurants local to Bellevue Road, Balham and Northcote Road are also close by. Equally, the property is moments from Wandsworth Common Mainline Station and a short walk to Balham and Tooting Bec underground stations (Northern Line).

- Well-presented upper floor apartment
- Two double bedrooms
- Light reception room
- Separate kitchen
- Three piece bathroom suite
- Private balcony

Asking Price £525,000

Energy Efficiency Rating		Current	Potential
100-92	A		
81-91	B	81	81
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold 92 years
Service Charge: £1806
Ground Rent: £0
Local Authority: Wandsworth Council
Council Tax Band: C

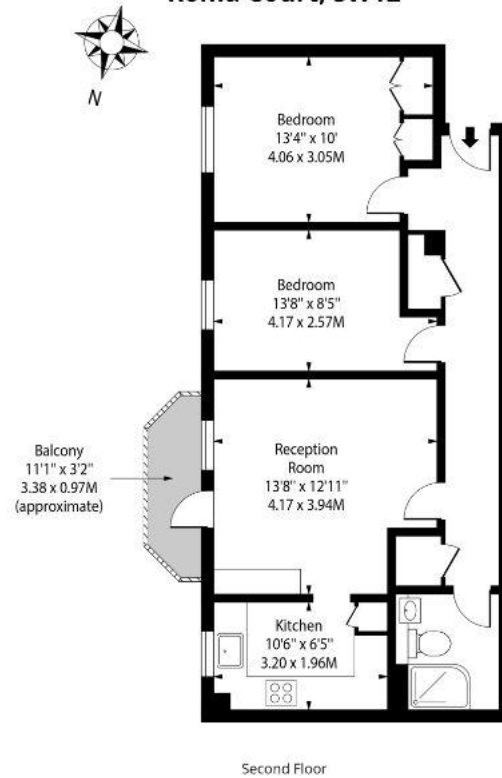
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Approx Gross Internal Area **661 Sq Ft - 61.41 Sq M**

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 50005



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