



St James Close
Wandsworth Common, SW17





3-Bedroom end of terrace home with a South facing garden, moments from Wandsworth Common

Located just 0.5 miles from the green expanses of Wandsworth Common and the convenient transport links of Wandsworth Common Station, this beautifully presented three-bedroom end-of-terrace house offers a perfect blend of contemporary living and classic charm.

The ground floor boasts a bright and airy open-plan layout, ideal for modern family life or entertaining. The well-designed space seamlessly connects the living, dining, and kitchen areas, all of which benefit from ample natural light and direct access to the south-facing garden—perfect for enjoying afternoon sun and al fresco dining.

Upstairs, you'll find three bedrooms and two bathrooms. Being an end-of-terrace property, this home enjoys additional privacy and enhanced natural light throughout.

Situated in a sought-after residential location within easy reach of local shops, cafés, and schools, this home combines convenience with comfort in one of South West London's most desirable neighbourhoods.

- End of terrace
- South facing garden
- Tooting Bec Station 0.4 miles
- Wandsworth Common 0.5 miles
- Wandsworth Common Station 0.5 miles
- Balham Station 0.7 miles

Asking Price £880,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Service Charge: £0

Ground Rent: £0

Local Authority: London Borough of Wandsworth

Council Tax Band: E

Chestertons Wandsworth Sales

47 East Hill

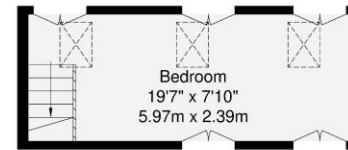
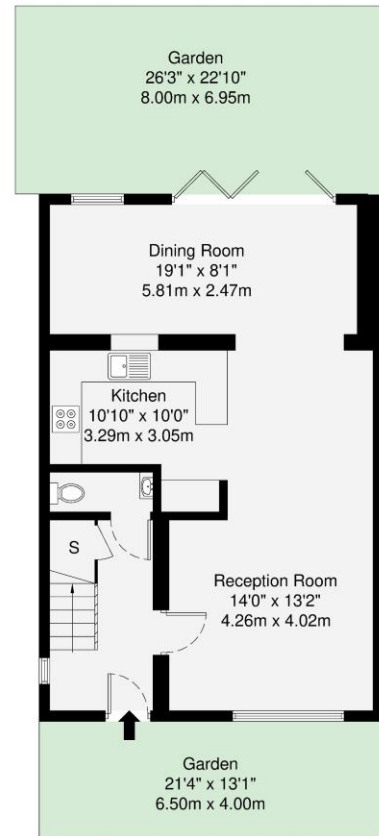
London

SW18 2QE

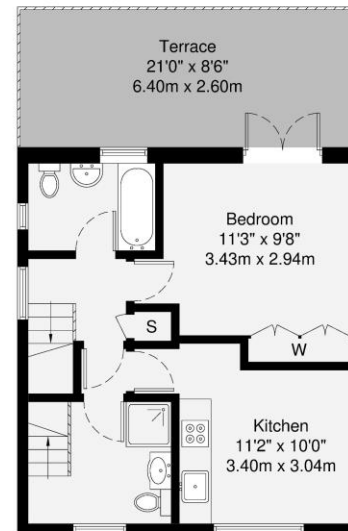
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Bathroom
8'9" x 5'5"
2.67m x 1.64m



GROSS INTERNAL AREA (GIA)
The footprint of the property
113.5 sq m / 1221 sq ft

TOTAL STORAGE SPACE
Storage and wardrobes total area
1.3 sq m / 14 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
98.2 sq m / 1057 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
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