

C JAMES & Co - TOOTING

SALES AND LETTINGS SPECIALISTS



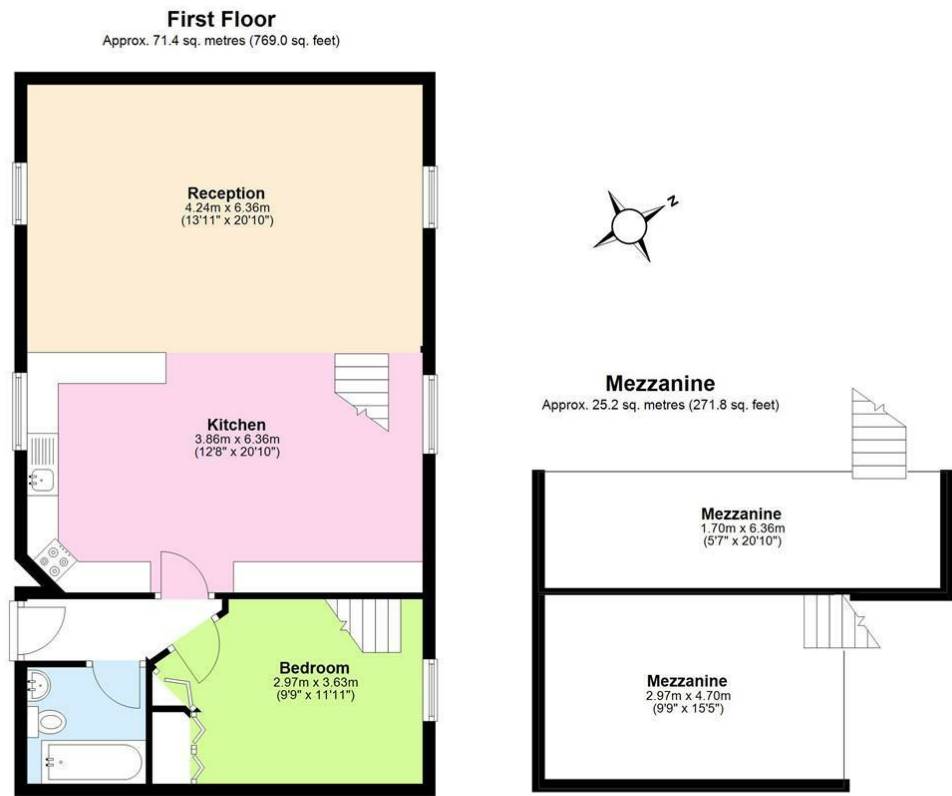
Flat 1, Royal Victoria Patriotic Building John Archer Way, London, SW18 3SX £425,000

C James & Co are delighted to present this characterful one bedroom flat situated within a magnificent Grade II Listed Royal Patriotic

This truly unique one bedroom, first floor flat provides wonderfully spacious accommodation with beautiful features and an allocated off-street parking. This property offers over 1000 square feet (including mezzanine levels), presented in good condition, but offering the buyer the potential to renovate to their own taste and specification. Featuring an impressive open reception room with high ceilings, open-plan kitchen with mezzanine area above, Double bedroom with fitted wardrobes and stairs up to the mezzanine dressing area, bathroom, off-street parking and communal gardens.

Located just moments from the green open spaces of Wandsworth Common. There is an award winning French restaurant and bar within the building, while the vibrant Northcote Road is nearby. Local transport links include Wandsworth Common (British Rail) and Clapham South (Northern Line).

Floor Plan

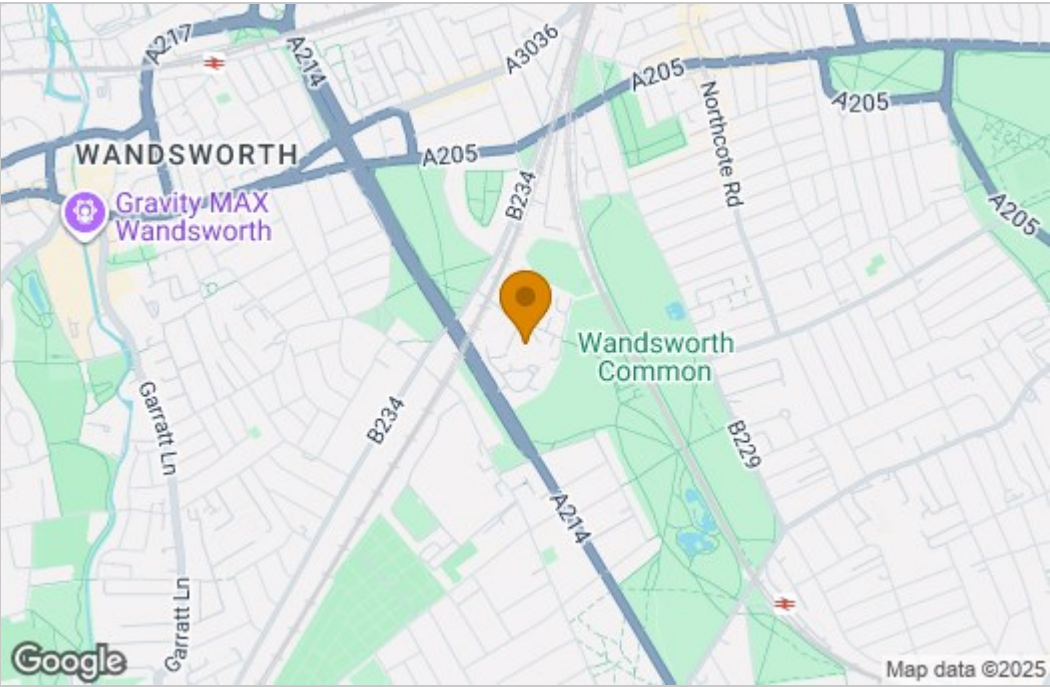


Total area: approx. 96.7 sq. metres (1040.8 sq. feet)

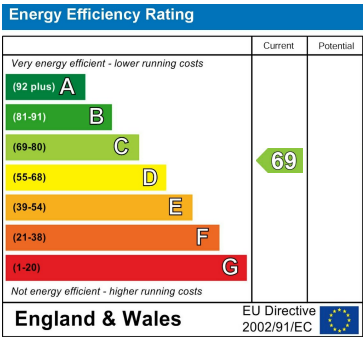
Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.

Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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