



Rimini Court, St. James's Drive, London SW12 8UW

welcome to

Rimini Court, St. James's Drive

The property is in excellent condition throughout and offers a practical and comfortable layout. The spacious reception room enjoys plenty of natural light and features a Juliet balcony, providing a pleasant outlook and a touch of outdoor connection. The separate kitchen offers ample storage and workspace, ideal for those who enjoy cooking or entertaining. Both bedrooms are well proportioned, complemented by a modern family bathroom.

Externally, residents benefit from access to well maintained communal gardens and private parking to the rear - a rare convenience in this sought-after location.

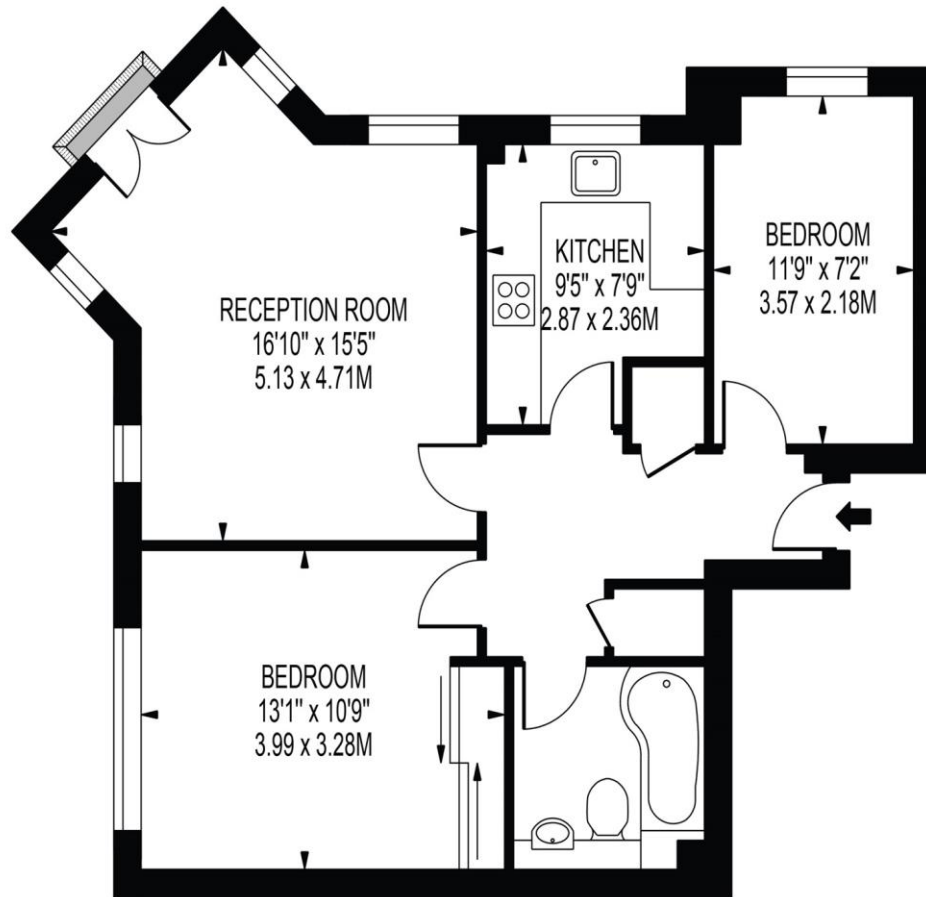
Rimini Court is conveniently positioned for both Wandsworth Common Station (approx. 0.3 miles) and Balham Station (approx. 0.5 miles), offering excellent transport links into central London. The green open spaces of Wandsworth Common and the amenities of Balham High Road are both within easy reach.

The property benefits from a long 160+ year lease and reasonable annual service charges of around £2,315.



RIMINI COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 625 SQ FT - 58.05 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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welcome to

Rimini Court, St. James's Drive

- Two well proportioned bedrooms
- Bright reception room with Juliet balcony
- Separate, well-equipped kitchen
- First floor position in a purpose-built development
- Allocated parking at the rear
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- Excellent transport links - 0.3 miles to Wandsworth Common, 0.5 miles to Balham

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2315.52

Ground Rent: Ask Agent

£525,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106803



Property Ref:
BTS106803 - 0002

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