

St. James's Drive,
Wandsworth
SW17







A beautiful double-fronted Villa in immaculate condition.



A stunning family home with wonderful high ceilings and a fantastic garden, close to Bellevue Road. The property has fantastic entertaining space and generous family accommodation over 3.5 floors.

The central hallway leads to a wonderful bay fronted family room with a gas fire flowing into the kitchen which is well-appointed and cleverly designed to provide ample storage and integrated appliances. It also features a dining area next to the sliding doors which lead on to the fabulous garden. There are two reception rooms on the opposite side of the house, one used as a dining room with an elegant bay to the front, and the back a reception room with a stunning floor to ceiling window. The rooms all have exceptional ceiling height and extra tall doors. The garden is laid with synthetic grass, has mature shrubs and borders and there is also the foundation for a sunken trampoline/summer fire pit area.





London Borough of Wandsworth
The guide price is available upon request

Freehold



On the lower ground there is a media room/games room, utility room and storeroom. On the ground floor, there is also a guest cloakroom and stairs that lead up to the first floor half landing with a well-designed study and a bathroom.

The first floor includes a large principal suite with an en-suite bathroom and dressing room, two good size bedrooms and a further bathroom. Set well back from the road the house enjoys green views from windows to the front down Sarsfeld Road.

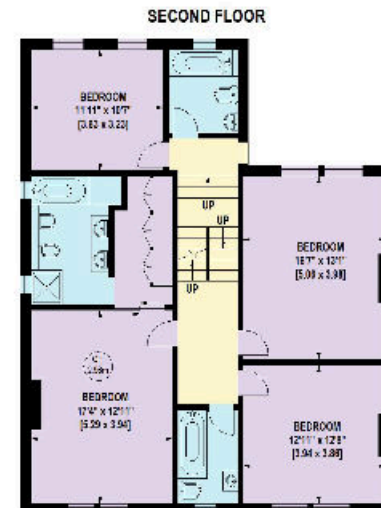
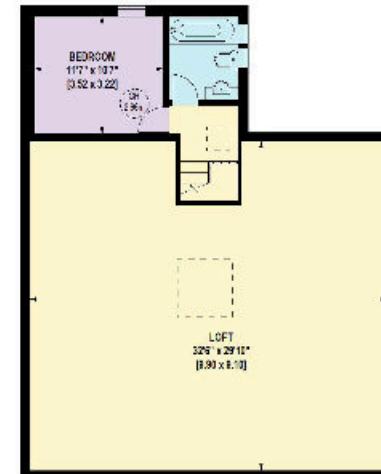
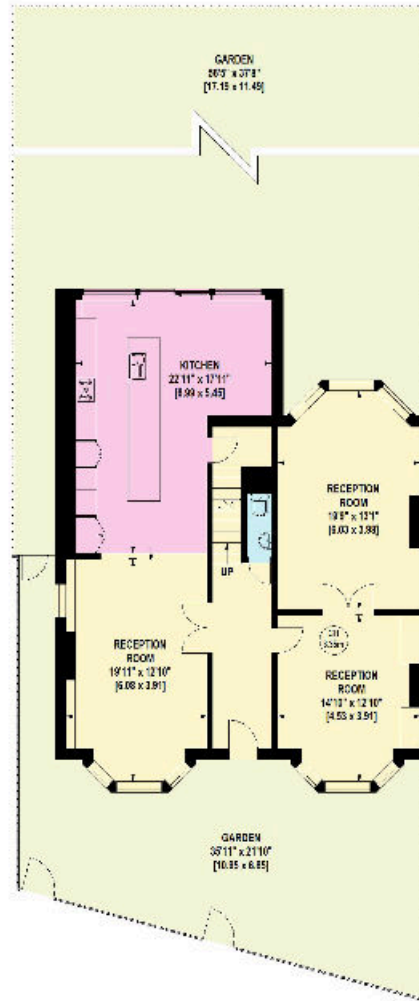
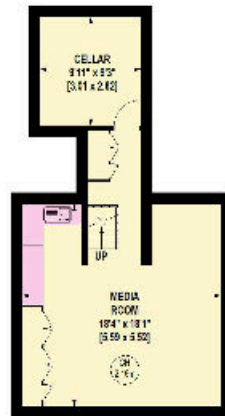
On the second floor half landing is the fifth bedroom and a further bathroom. The large loft is not converted and could provide considerable extra accommodation subject to planning. The house is in very good decorative condition throughout and retains many original features with plenty of charm.

St James's Drive is a particularly beautiful road ideally situated on the doorstep of Wandsworth Common. It's located only a short walk from the shops and restaurants of Bellevue Road and Northcote Road. There are good transport links both by bus on Trinity Road and train from Wandsworth Common Station, offering frequent trains to Victoria and Waterloo via Clapham Junction. The area has a wonderful selection of schools including Broomwood Hall, Northcote Lodge, Thomas's and Finton House. There are also excellent local sporting amenities for children, including Battersea Ironsides Junior Rugby and The Spencer Cricket and Magdalen Park Tennis Club.

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Approximate Gross Internal Area : 372.34 Sq. metres
(Including Loft) 4008 Sq. feet
Loft 86.95 Sq. metres
936 Sq. feet

Key :
CH - Ceiling Height



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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We would be delighted to tell you more.

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Particulars dated [March 2021]. Photographs and videos dated [March 2021].

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