



St James's Drive, Wandsworth **SW17**



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This stunning family home is presented in immaculate condition, having undergone refurbishment by the current owners. Every detail has been thoughtfully considered, from the beautifully refinished wood floors to the bespoke kitchen and the addition of a contemporary garden studio in the landscaped garden, complete with electrics, air conditioning and Wi-Fi, making it a versatile space for work or leisure.



Guide price: £2,650,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: G

On the ground floor, the property boasts a welcoming entrance hall leading into an elegant bay-fronted reception room. The open-plan kitchen, dining, and family area at the rear is the heart of the home. The newly installed kitchen features appliances by Gaggenau and Miele, sleek cabinetry, and a spacious island with a breakfast bar. Bifold doors open onto a sunlit terrace, seamlessly connecting indoor and outdoor living. The expansive 70ft garden, with its thoughtfully designed layout, includes the newly added garden studio, ideal for a home office.

The first floor comprises two large double bedrooms, including a luxurious principal suite with fitted wardrobes and an en-suite bathroom. An additional bedroom and a utility room are also found on this level. The second floor provides two more generously sized bedrooms, one with a fitted walk-in wardrobe, serviced by a stylish family bathroom. A further bedroom occupies the top floor, offering a private retreat with ample space and natural light.

This exceptional home combines contemporary elegance with practical family living and is ready to move into without compromise. Viewing is highly recommended.

St James's Drive is a sought-after address in the heart of Wandsworth, located just moments from the charming shops, cafes, and restaurants of Bellevue Road. Wandsworth Common, with its open green spaces and excellent recreational facilities, is just a short stroll away. The property is well-connected, with Wandsworth Common station providing direct trains to Victoria, and numerous outstanding state and private schools are located nearby.







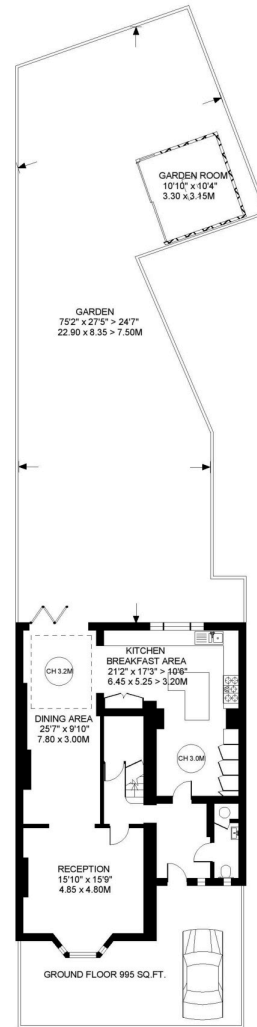
St James's Drive, SW17

Approximate Gross Internal Floor Area

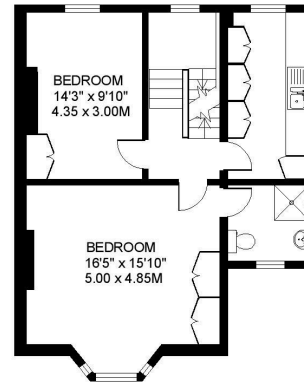
2505 sq ft / 232.7 sq m

Total Area Shown on Plan 2,617 sq ft / 243.1 sq m

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.



THIRD FLOOR 305 SQ.FT.



FIRST FLOOR 633 SQ.FT.



SECOND FLOOR 572 SQ.FT.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated 16/12/2024. Photographs and videos dated 16/12/2024.

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