



ST. JAMES'S DRIVE, SW12

£450,000

- One double bedroom
- 636 sqft
- Private gardens
- Communal garden
- Off-street parking
- Energy rating: C





## ABOUT THE HOME

A larger than average one bedroom apartment offering over 600 sqft of living space. This well presented home has a modern kitchen/dining room, a family bathroom, a double bedroom and a spacious reception room that leads out onto a private garden. The property further benefits from off-street parking, a private rear garden and an additional communal garden.

St James Drive is ideally located between Balham and Wandsworth Common and the plethora of shops, bars and restaurants these locations have to offer.







Total area (approx.): 59.1 sq. m (636.1 sq. ft)

#### JACKSONS BALHAM

8-11 Balham Station Road,  
London, SW12 9SG  
Sales: 020 8675 6555  
Lettings: 020 8675 6565

Energy Rating: We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.