



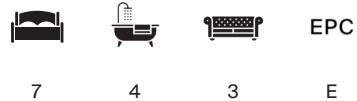
## ST. JAMES'S DRIVE

London SW17



# DOUBLE-FRONTED VICTORIAN FAMILY HOME

This seven bedroom, double-fronted Victorian home is just under 4500 sq ft, with a westerly facing garden and parking, just moments from Wandsworth Common.



Local Authority: London Borough of Wandsworth

Council Tax band: H

Tenure: Freehold

Guide price: £3,975,000



## SPACIOUS RECEPTION ROOM

Upon entering, you're welcomed into a spacious 28' x 23' reception room featuring two grand bay windows and soaring 3-meter-high ceilings, flooding the space with natural light and creating a bright, airy ambiance.

The rear of the property has been thoughtfully extended, offering an open-plan kitchen and dining area with floor-to-ceiling sliding glass doors, seamlessly blending indoor and outdoor living. The contemporary kitchen includes abundant storage, high-end fitted appliances, and a stylish island with a breakfast bar.

This area opens onto a large, private patio garden, perfect for family gatherings or entertaining.









## PRIVATE REAR GARDEN

At the bottom of the garden, you'll find a luxurious indoor pool room, complete with a hydro jet system. An additional reception room, ideal for a play area for older children or summer entertaining, features large glass doors and windows that open directly onto the private rear garden. This space also offers easy access to a downstairs shower room. It also leads through to the kitchen, ensuring convenience for both relaxation and entertainment.

The top floor hosts three further well-proportioned bedrooms, one of which is arranged as a self-contained studio flat, ideal for a live-in nanny. A separate family bathroom serves this floor. The lower grand floor basement is currently used as an entertainment room which could easily be used as a playroom. On this level is also a guest W.C. and a wine cellar.







## LUXURIOUS POOL ROOM

On the first floor, you'll find three spacious double bedrooms, each with built-in wardrobes. The rear guest bedroom opens onto a large terrace which is a real sun trap.

Also on this floor is the impressive principal suite, featuring a generous bedroom, an expansive dressing area with wall-to-wall wardrobes, and double doors leading to a private balcony. The balcony is connected to the garden via a striking spiral staircase that extends from the top of the house down to the garden.

The suite also includes a luxurious bathroom, complete with a standalone bath, twin sinks, and a separate shower. A convenient utility room and guest W.C. are located on the half-landing.





## LOCATION AND TRANSPORT LINKS

St James's Drive is a popular road ideally situated on the doorstep of Wandsworth Common and only a short walk to the shops and restaurants of Bellevue and Northcote Roads.

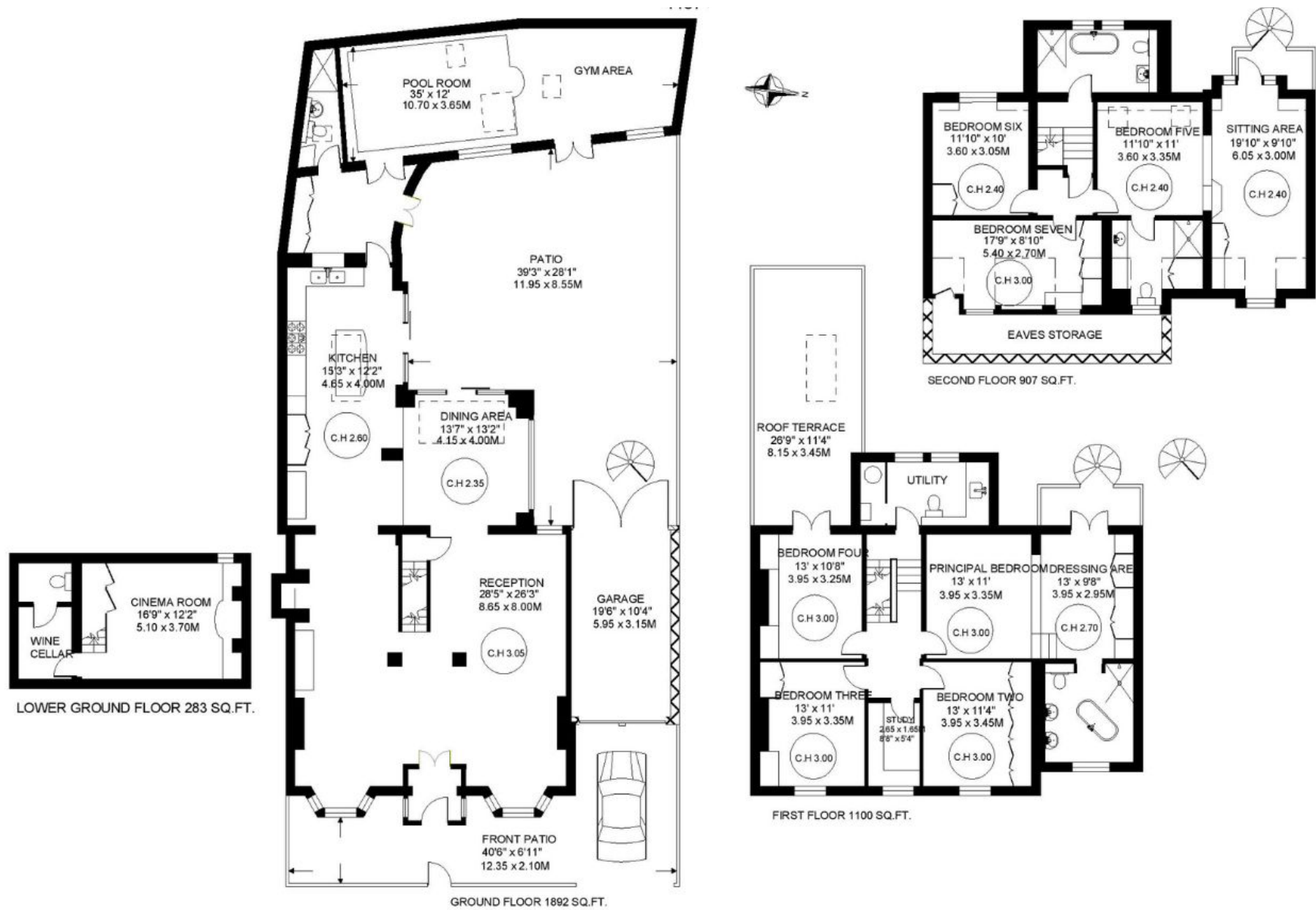
There are good transport links, with the mainline train from Wandsworth Common Station offering frequent services to Victoria/Waterloo via Clapham Junction and Balham Tube (Northern Line and Overground) is also close.

The area as a whole boasts a wonderful selection of schools, including Broomwood Hall, Northcote Lodge, Thomas's, Finton House. There are also excellent local sporting amenities for children including Battersea Ironsides junior rugby, and The Spencer cricket and Magdalen Park tennis clubs.









(Including Garage and Eaves)  
 Approximate Gross Internal Area = 416.86 sq m / 4,487 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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