



barnard marcus

**Verona Court, St. James's Drive, London SW12 8SX**



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welcome to

## Verona Court, St. James's Drive, London

Set within a well-maintained purpose-built development on the desirable St James Drive, this spacious two-bedroom flat offers comfortable living in a prime Balham location.

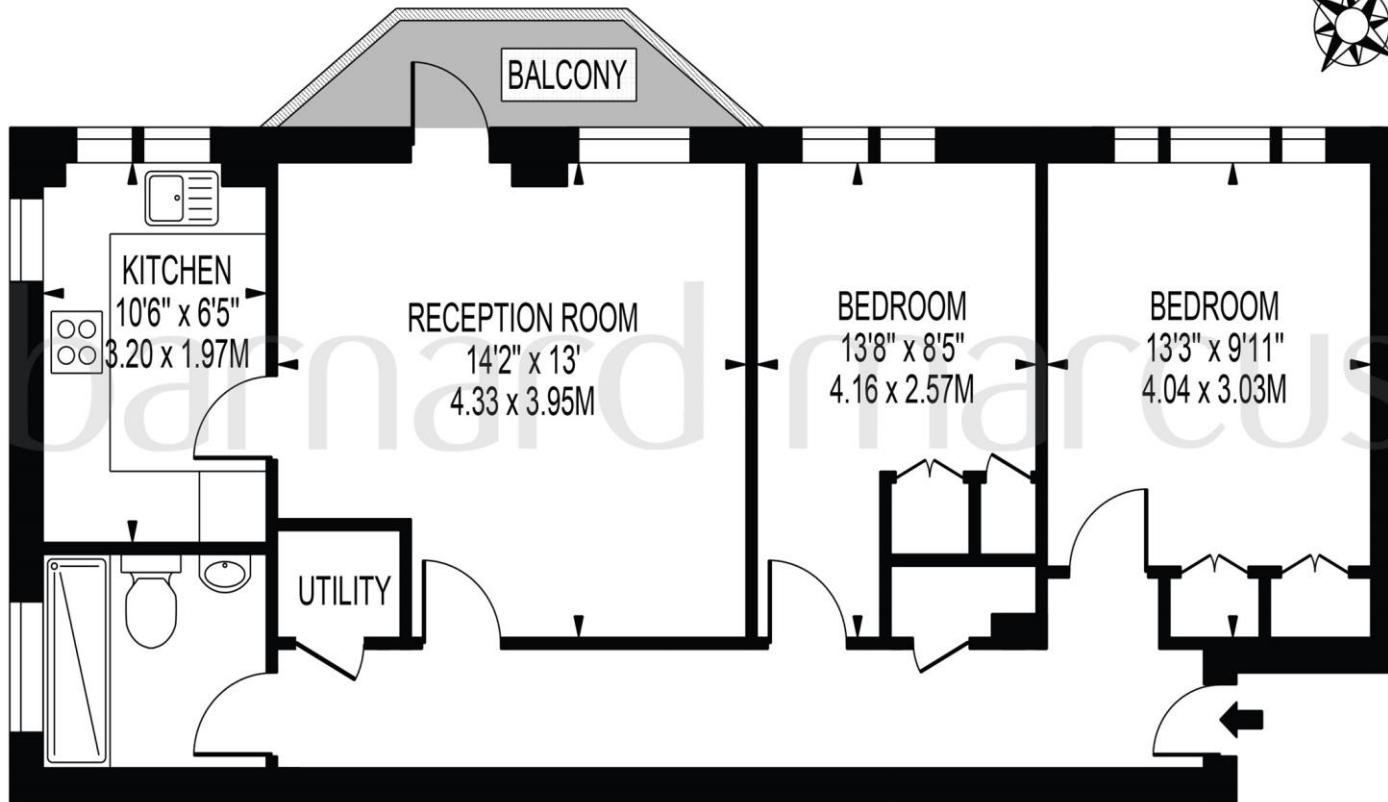
The property comprises a generous reception room filled with natural light, a separate fitted kitchen, two well-proportioned double bedrooms, and a modern bathroom. Neutrally decorated throughout, the flat provides an excellent opportunity for buyers to add their own style or simply move straight in.

Residents benefit from off street parking, communal gardens and secure entry, while the development is ideally positioned just moments from Wandsworth Common, with its open green spaces, and a short stroll from both Balham underground and overground stations, offering quick connections into the City and West End. A wide array of independent cafés, shops, and restaurants can also be found nearby.



# VERONA COURT, ST. JAMES DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 646 SQ FT - 60.01 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Verona Court, St. James's Drive, London

- Two Double Bedrooms
- Large Living Room
- Private Balcony
- Desirable Location Close to Wandsworth Common
- Communal Gardens

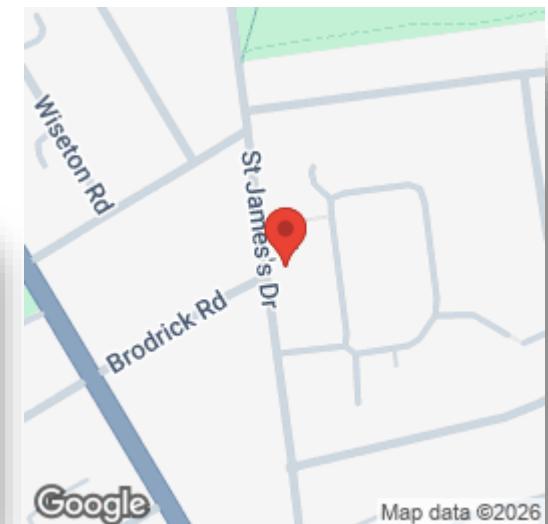
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 140.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £500,000



view this property online [barnardmarcus.co.uk/Property/BTS106753](http://barnardmarcus.co.uk/Property/BTS106753)

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Property Ref:  
BTS106753 - 0005

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property



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