



Rimini Court St. James's Drive, London SW12 8UW



welcome to

Rimini Court St. James's Drive, London

The property is in excellent condition throughout and offers a practical and comfortable layout. The spacious reception room enjoys plenty of natural light and features a Juliet balcony, providing a pleasant outlook and a touch of outdoor connection. The separate kitchen offers ample storage and workspace, ideal for those who enjoy cooking or entertaining. Both bedrooms are well proportioned, complemented by a modern family bathroom.

Externally, residents benefit from access to well maintained communal gardens and private parking to the rear - a rare convenience in this sought-after location.

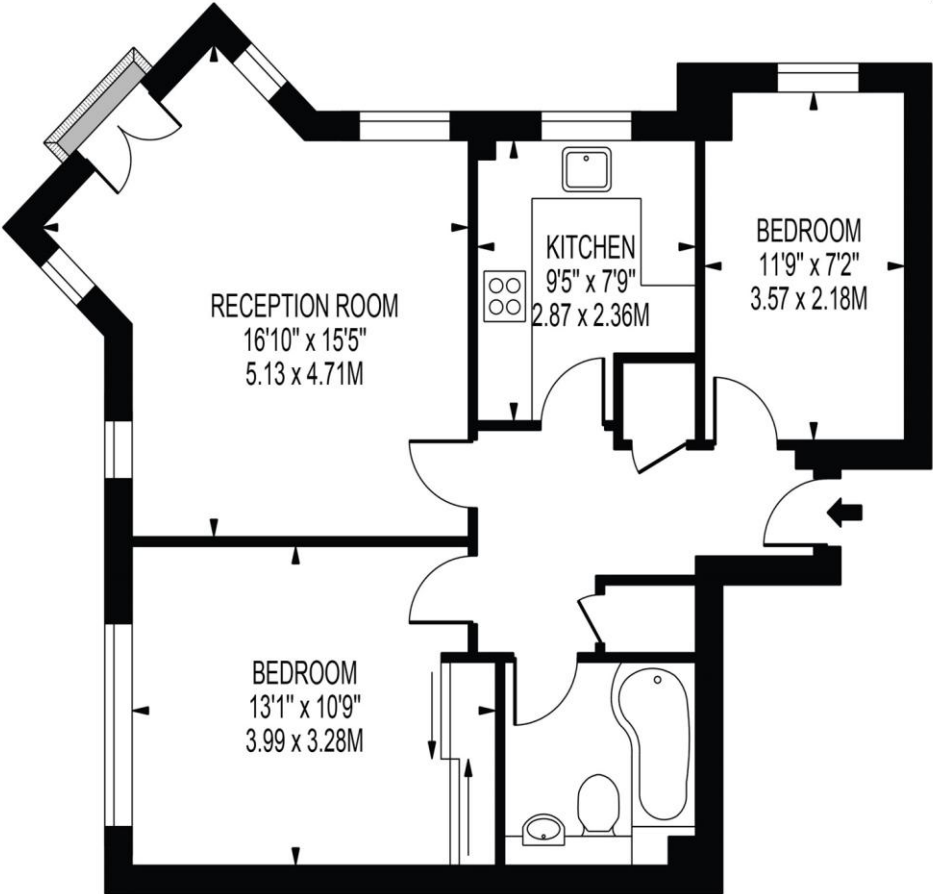
Rimini Court is conveniently positioned for both Wandsworth Common Station (approx. 0.3 miles) and Balham Station (approx. 0.5 miles), offering excellent transport links into central London. The green open spaces of Wandsworth Common and the amenities of Balham High Road are both within easy reach.

The property benefits from a long 160+ year lease and reasonable annual service charges of around £2,315.



RIMINI COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 625 SQ FT - 58.05 SQ M



FIRST FLOOR

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.

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Rimini Court St. James's Drive, London

- Two well proportioned bedrooms
- Bright reception room with Juliet balcony
- Separate, well-equipped kitchen
- First floor position in a purpose-built development
- Allocated parking at the rear

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2315.52

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.

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106803



Property Ref:
BTS106803 - 0003

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