



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

***welcome to***

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

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.

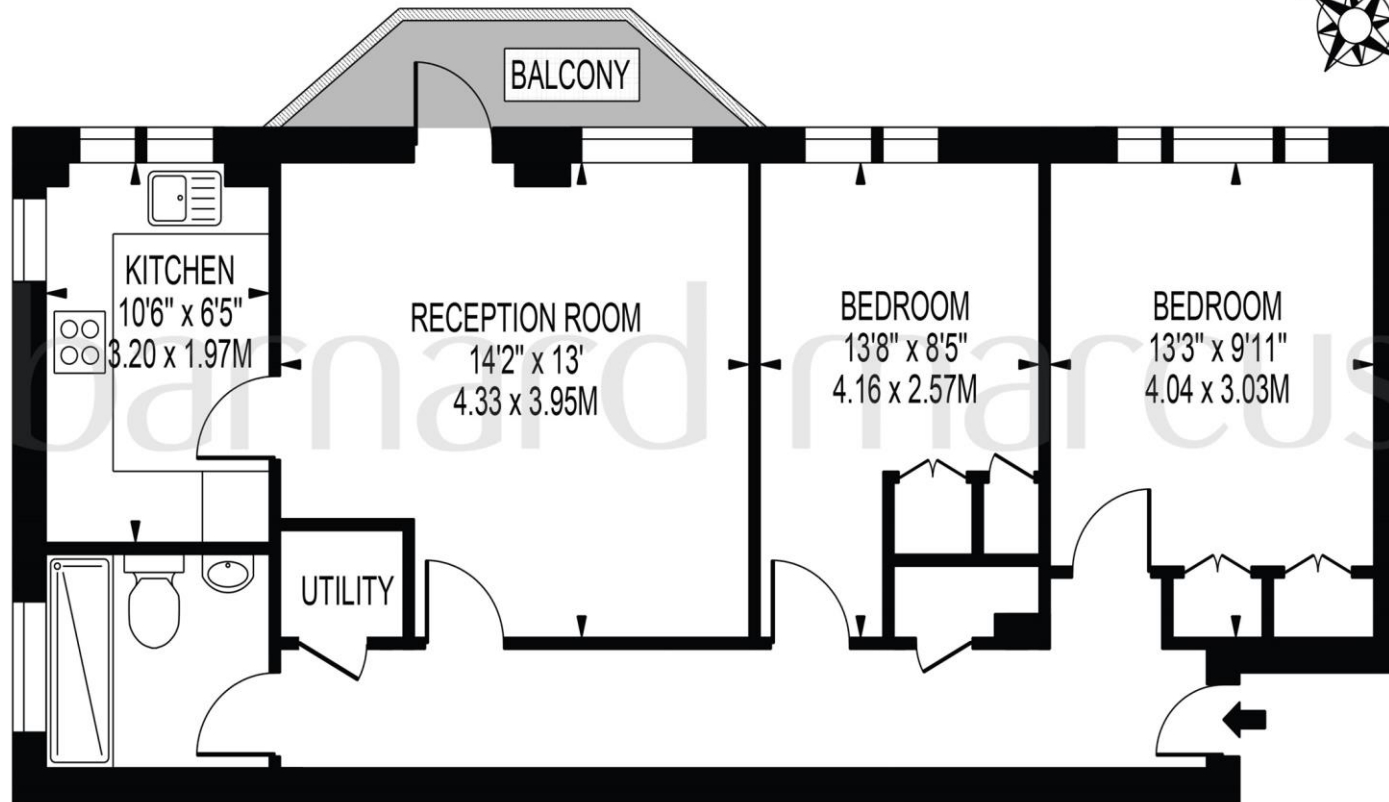
The property comprises a generous reception room filled with natural light, a separate fitted kitchen, two well-proportioned double bedrooms, and a modern bathroom. Neutrally decorated throughout, the flat provides an excellent opportunity for buyers to add their own style or simply move straight in.

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



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## Verona Court, St. James's Drive

- Two Double Bedrooms
- Large Living Room
- Private Balcony
- Desirabe Location Close to Wandsworth Common
- Communal Gardens
- Secure Entry System
- Off Street Parking
- Low Service Charge

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 140.00

Ground Rent: Ask Agent

**£500,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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