JT | JOHN THOROGOOD

St James's Drive

Wandsworth Common SW17

FOR SALE

This wide, double-fronted, semi-detached 1920s property has been stylishly refurbished and extended to provide a contemporary family home. At almost 2000 square feet, it has wide gardens to both front and rear, off-street parking and an outstanding main bedroom suite occupying the whole top floor.
Situated in a desirable, leafy and super-convenient location between Wandsworth and Tooting Bec Commons, close to train/tube stations and the fashionable bars and restaurants of Balham, Tooting Bec and Bellevue Road.
Set in an extra-wide plot, this luxuriously designed family house has been extended to the rear of the ground floor and into the huge loft to create a superb modern home. It is arranged over three floors, each wide and bright thanks to the property's unusual lateral configuration. The house has a large wide front driveway providing off-street parking for two cars and an electric charging point, in addition to side access to the rear garden.
The ground floor has a superb flow with all rooms interconnecting and arranged all around the central hall. There is an attractive front sitting room with bespoke cupboards to one side of the hall and a well-fitted high-end kitchen with glass-fronted cabinets and Miele appliances, on the other side. These two rooms are beautifully linked together by a superb full-width dining/family room right across the breadth of the building which has large sliding glass doors opening onto the garden. Limestone flooring runs inside (with under-floor heating) and continues seamlessly out into the garden, which is landscaped in modern style, great for outside entertaining and has a nice open rear aspect. There is also a handy ground floor WC and storage cupboard beneath the stairs.
Upstairs has also been thoughtfully and luxuriously designed. All bathrooms have underfloor heating and there is a pressurized Megaflo Water heating system installed. The first floor has four good bedrooms, all on one level, and a sizeable and well-fitted contemporary family bathroom with bath and separate shower cubicle. The entire top floor, converted from an enormous attic space and totalling 536 square feet, now houses the sumptuous main bedroom suite. This has two dressing rooms, a large double bedroom and a sensational bathroom complete with double walk-in shower and separate bath. And if that wasn't enough to take your breath away, the spectacular views from here towards The City skyline undoubtedly will.
St. James's Drive is a beautiful street made up of very attractive, varied and distinctive properties. The local area is a magnet for families with its terrific schools in both sectors, green spaces and its wonderful selection of restaurants, cafés and specialist boutiques on adjoining Bellevue Road (where the Michelin-starred "Chez Bruce" can be found), on nearby Northcote Road and close by at Balham and Tooting Bec, from where there are also direct tube services to The City and West End. There are also excellent rail connections to Victoria from Wandsworth Common and Balham mainline stations. All these stations are about half a mile away. There is good bus access to Chelsea and Fulham and easy road access to the A3.

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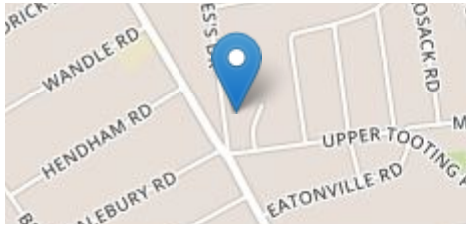
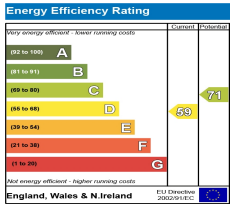
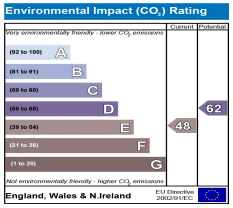
FOR SALE

PROPERTY FEATURES

- 30' Garden
- Cloakroom / WC
- Reception Room
- Off- Street Parking
- Dining/ Family Room
- 536 SQ.FT Master Suite
- Kitchen
- 5 Bedrooms
- 2 Bathrooms
- 1900 Sq Ft/176.5 Sq M







The particulars do not constitute part of an offer or contract: the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact: nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order: measurements given are approximate: prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey:

JT | JOHN THOROGOOD

020 7228 7474 | sales@john-thorogood.co.uk

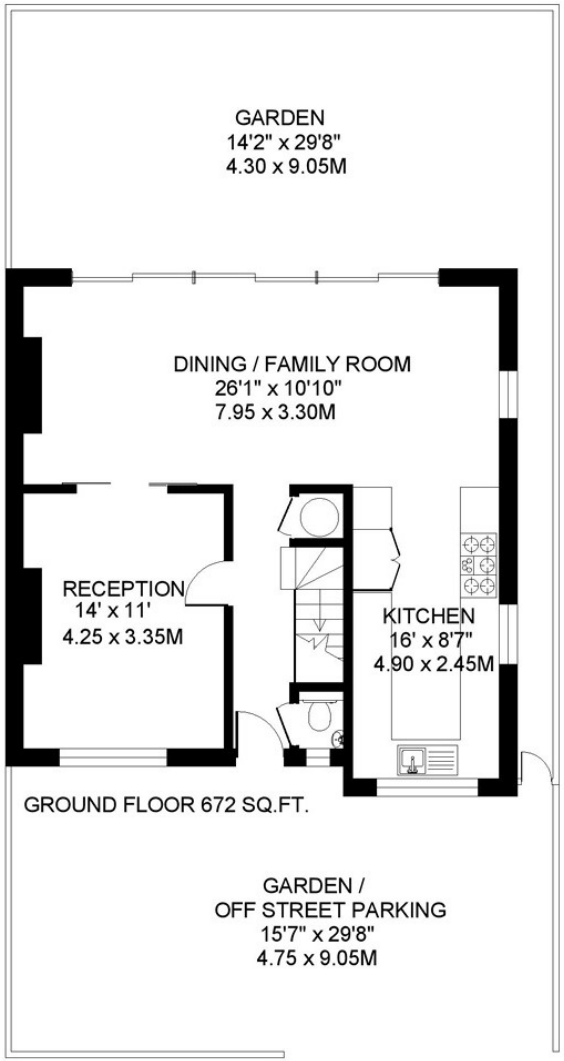
140 Northcote Road SW11 6QZ | www.john-thorogood.co.uk

The Property Ombudsman

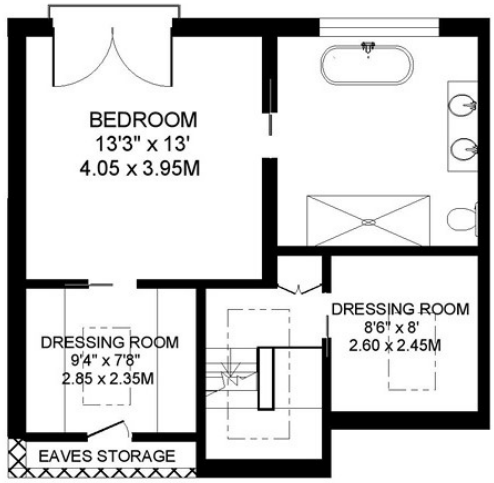
APPROVED CODE TRADINGSTANDARDS.GOV.UK

ST JAMES DRIVE
LONDON SW17

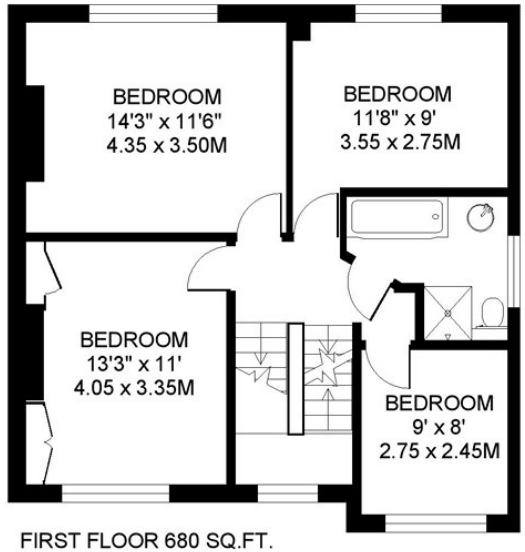
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
= 1888 SQ.FT. / 175.4 SQ.M.
APPROXIMATE ADDITIONAL AREAS
= 12 SQ.FT. / 1.1 SQ.M.
TOTAL AREAS SHOWN ON PLAN
1900 SQ.FT. / 176.5 SQ.M.



GROUND FLOOR 672 SQ.FT.



SECOND FLOOR 536 SQ.FT.



FIRST FLOOR 680 SQ.FT.

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