





This substantial Victorian semi-detached building, already in excess of 3000 square feet, has a magnificent 155' x 35' SW-facing garden, off street parking and garage. On the market for the first time in approx. 60 years, it has a wide plot and immense potential to extend both sideways and backwards and to be restored to a spectacular family home (STPP as is currently arranged as 3 flats). Situated in a highly desirable and leafy location on the edge of Wandsworth Common, close to train and tube stations and fashionable Bellevue Road.

Set in an extra-wide plot, this superb imposing 3-storey property exudes Victorian grandeur. It has a substantial floor area with wonderful proportions throughout and offers huge scope for extension either to the rear of the property or into the vast side plot (as its neighbour has done) on all three levels. This could potentially transform the property into a huge double-fronted home. It does require extensive modernisation and is currently arranged as 3 x 2-bedroom flats so would require planning permission for extensions and for conversion back to a house.

The mature rear garden is superb - one of the best (and biggest) in the area measuring a whopping 155' x 35' and facing southwest so benefitting from the best light and sunshine on offer.

St. James's Drive is a beautiful street made up of very

attractive, varied and distinctive Victorian 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 both adjoining Bellevue Road (where the Michelin-starred "Chez Bruce" can be found) and on nearby Northcote Road. There are excellent transport connections to Victoria from Wandsworth Common mainline station, which is very close by, whilst tube connections to The City can be found about half a mile away. There is also good bus access to Chelsea and Fulham and easy road access to the A3.



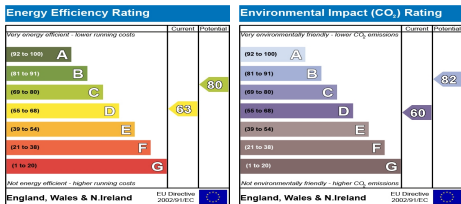
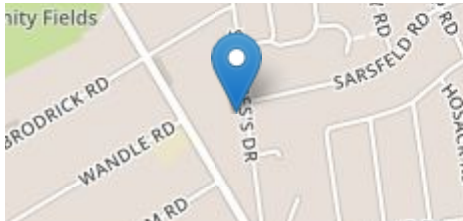
St James's Drive

Wandsworth Common SW17

FOR SALE

PROPERTY FEATURES

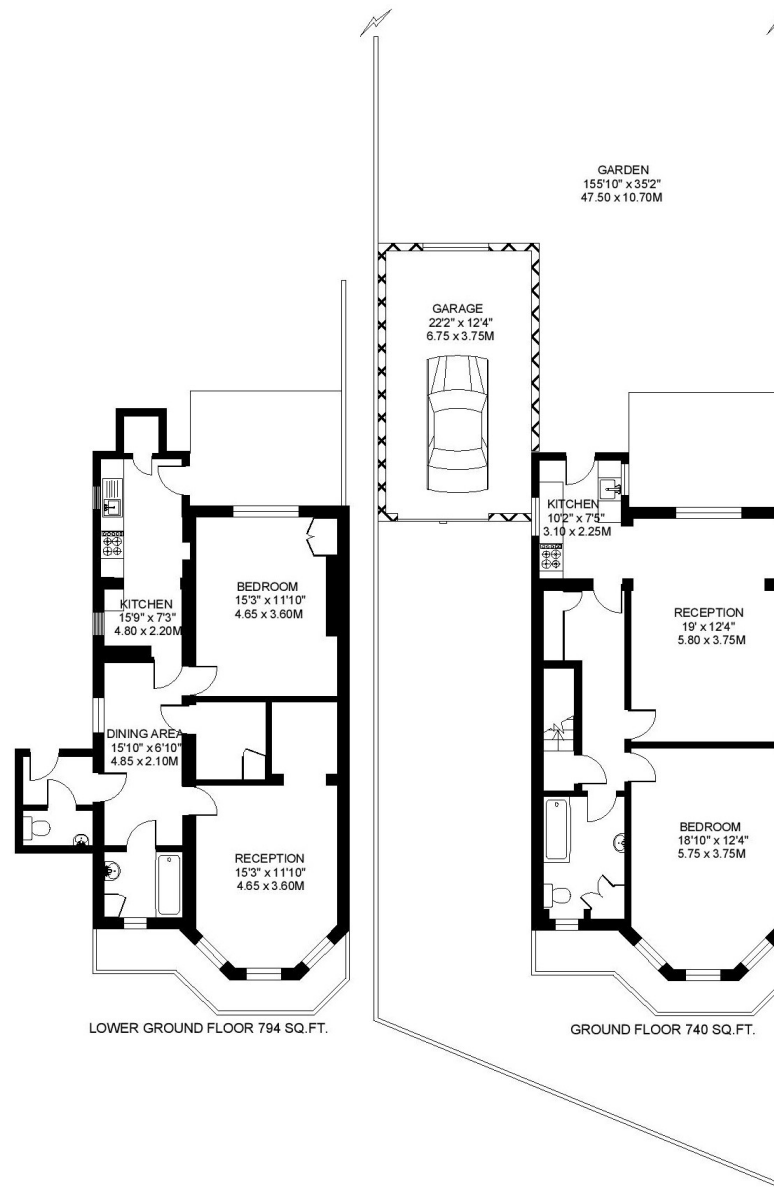
- 6 Bedrooms
- Cloakroom / WC
- Off - Street Parking
- Potential to Extend
- 155' x 35' SW facing garden
- Garage
- 3 Bathrooms
- 3 Kitchens
- 3 Reception Rooms
- 3156 SQ.FT / 293.2 SQ.M



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.

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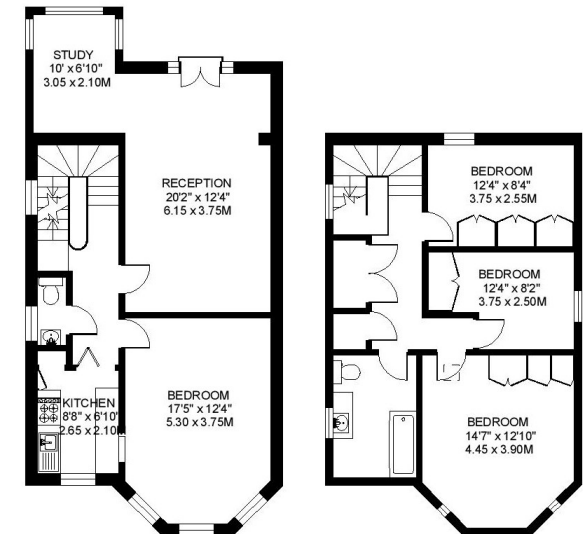
ST JAMES' DRIVE
WANDSWORTH COMMON
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
= 2884 SQ.FT. / 267.9 SQ.M.

APPROXIMATE ADDITIONAL AREAS

= 272 SQ.FT. / 25.3 SQ.M.

TOTAL AREAS SHOWN ON PLAN
3156 SQ.FT. / 293.2 SQ.M.



FIRST FLOOR 740 SQ.FT.

SECOND FLOOR 610 SQ.FT.

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