



**RAMPTON
BASELEY**

ST. JAMES'S CLOSE, SW17 / LEASEHOLD

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AN ATTRACTIVE AND WELL-PRESENTED TWO BEDROOM FLAT WITH A PRIVATE GARDEN ARRANGED OVER THE GROUND FLOOR OF A MODERN PURPOSE BUILT BLOCK A STONE'S THROW FROM WANDSWORTH COMMON.

Accommodation comprises a bright, airy reception room with a working gas fireplace, wooden flooring and ample room to sit and eat, two double bedrooms, both with fitted storage, a modern bathroom and kitchen with a range of fitted wall and base units and an attractive view over the garden to the rear.

The property further benefits from a private garden to the rear of the building together with off-street parking to the front and rear of the property.

St James's Close is conveniently located on St James's Drive, a stone's throw from the green open spaces of Wandsworth Common and the amenities of Bellevue Village. Transport links can be found at Wandsworth Common station which provides quick and easy access to central London via Clapham Junction and Waterloo, together with Tooting Bec Underground providing access to the City via Bank.

Council Tax Band: B | EPC: D | Tenure: Leasehold | Length of Lease: 97 years

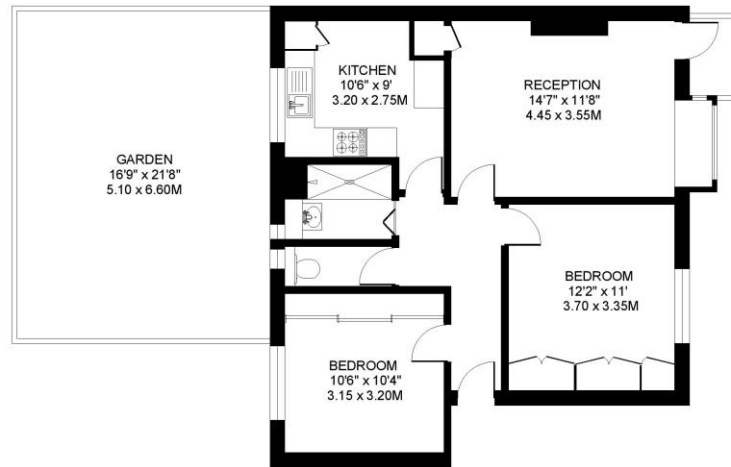


**TWO BEDROOMS | ONE BATHROOM
| RECEPTION ROOM | KITCHEN |
WC | GARDEN | GROUND FLOOR
FLAT**



ST JAMES' CLOSE
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
673 SQ.FT. / 52.5 SQ.M.



GROUND FLOOR

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This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

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