

BUTLER & STAG

St. James's Close, London

London

Offers in Region of £350,000



St. James's Close

London

OPEN HOUSE - SUNDAY 28TH OF JUNE Opportunity to add value or make something your wo with this fantastic blank canvas. Bright, spacious two-bed apartment between Tooting and Balham. Private balcony, parking, scope to modernise. Chain free. Near Wandsworth Common, shops, cafes. Ideal for first-time buyers or investors.

- Chain Free
- Scope To Modernize And Add Value
- Two Double Bedrooms
- Close To Tooting & Balham Stations
- East-Facing Aspect With Good Natural Light
- Close to Wandsworth Common
- Spacious Reception With Access To Private Balcony
- Private Parking



BLOCK VIEWING - SATURDAY MORNING 27TH OF JUNE

Welcome to this bright and spacious two bedroom apartment, perfectly positioned between Tooting and Balham stations for easy commuting. This chain free property offers plenty of scope to modernise and add value, making it a fantastic opportunity for first time buyers or investors. Inside, you'll find two generous double bedrooms, a large reception room with direct access to your own private balcony, and an east-facing aspect that fills the space with natural light throughout the day. The kitchen and bathroom are ready for an update, giving you the chance to put your own stamp on the home. With Wandsworth Common just a short stroll away, you'll have green open spaces on your doorstep, as well as all the cafes, shops, and amenities of Balham and Tooting.

Step outside to enjoy your private balcony, the perfect spot for morning coffee or relaxing after work. The development also benefits from private parking (a real bonus in this area), so you'll never have to worry about finding a space. The communal grounds are well maintained, offering a pleasant outlook and a sense of community. Whether you're looking for your first home or a smart investment, this apartment ticks all the boxes for comfortable London living.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E













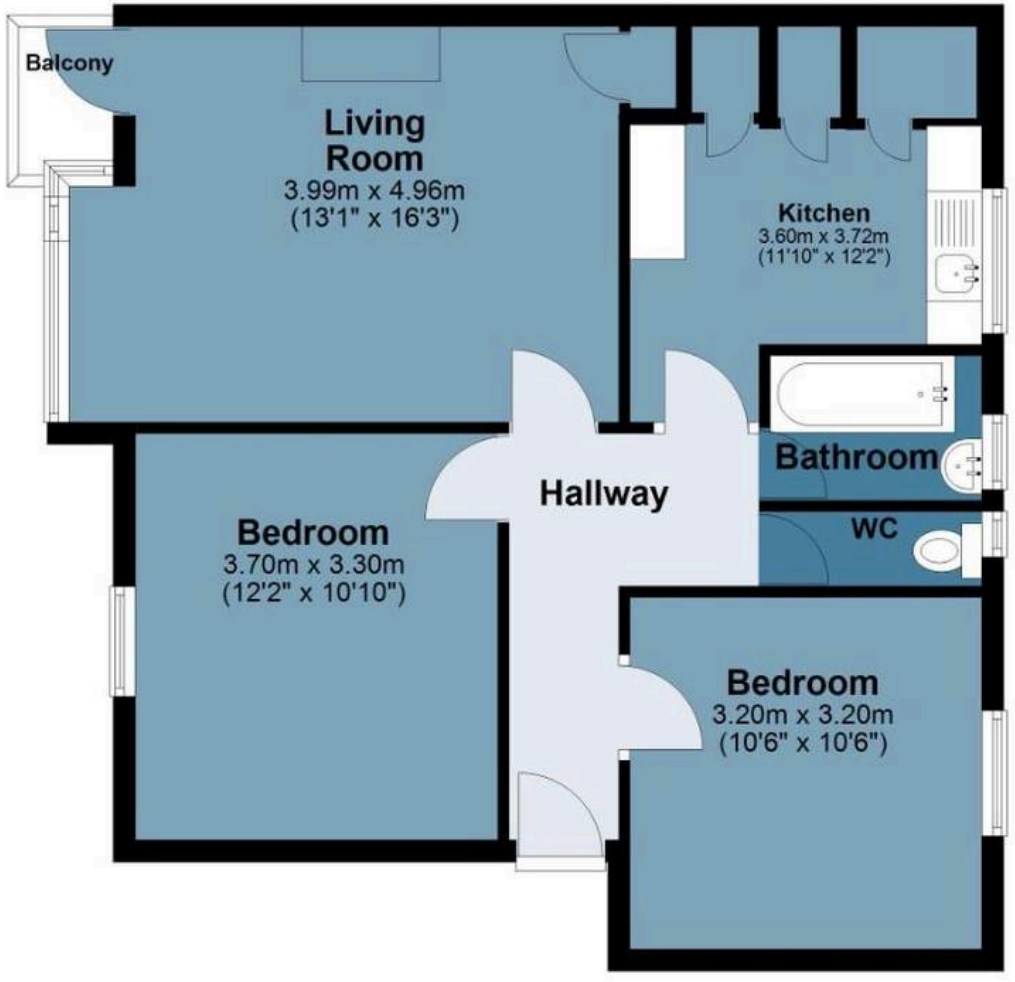
St James Close

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Approx. Gross Internal Area 63.9 Sq M (688.2 Sq Ft)

Second Floor

Approx. 63.9 sq. metres (688.2 sq. feet)



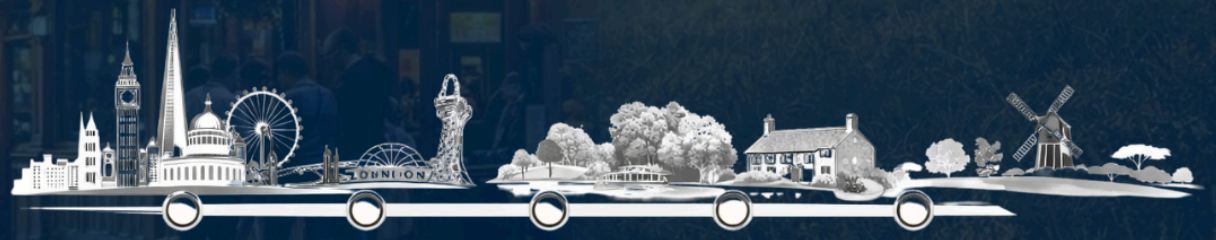
Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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FROM EAST LONDON ENERGY TO WEST ESSEX EASE

We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



LONDON STRATFORD SOUTH WOODFORD BUCKHURST HILL LOUGHTON EPPING BEYOND

Like what you see? **Let's talk**

BUTLER & STAG

Book your **FREE** valuation now



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butlerandstag.uk

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.