



345 WANDSWORTH ROAD, NINE ELMS,  
LONDON, SW8 2JH

*Guide Price £500,000 Freehold*



CHRISTOPHER ST. JAMES  
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

[www.csj.eu.com](http://www.csj.eu.com)

[info@csj.eu.com](mailto:info@csj.eu.com)



### Description

Ground floor commercial unit extending to approximately 700 Sq ft

The property has been operating as a Cafe / restaurant under the same ownership for over 25 years, comprises main dining area, kitchen / bar / coffee station, store room and W/C

### Location

Situated within a vibrant area close to the new Nine Elms Underground station, Vauxhall, Stockwell, Battersea Power Station and Wandsworth Road Stations are also nearby. The area has seen major regeneration take place recently which has substantially increased the potential customer base.

### Terms

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### Viewings

Please contact sole agents Christopher St James 020 8296 1273



### THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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**Christopher St James**  
61 High Street  
Colliers Wood  
London  
SW19 2JF



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