



1 - 3 SUMMERSTOWN, TOOTING,  
LONDON, SW17 0BQ

**£35,000 Per Annum**



**CHRISTOPHER ST. JAMES**  
Established 1976

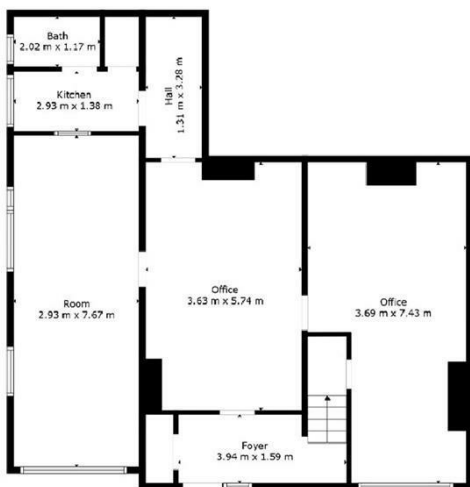
Residential / Commercial / Land & Development

**020 8296 1273**

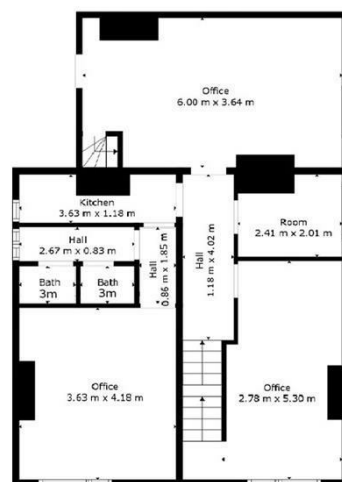
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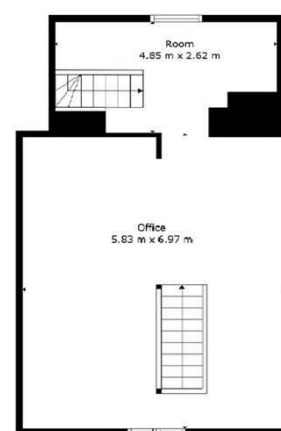




Floor 1



Floor 2

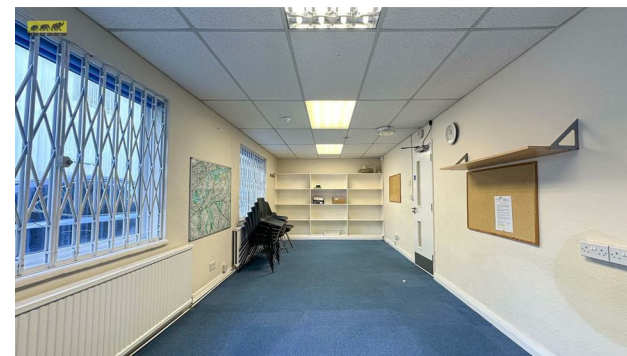


Floor 3

**TOTAL: 209 m2**

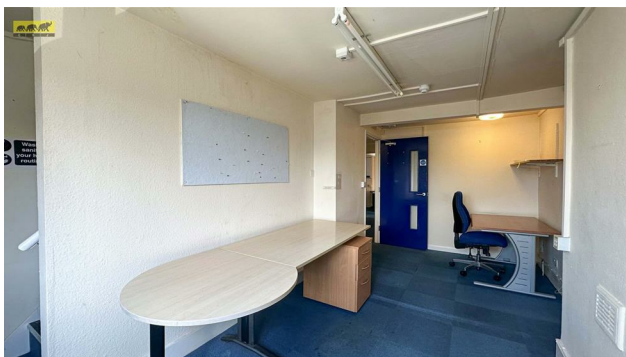
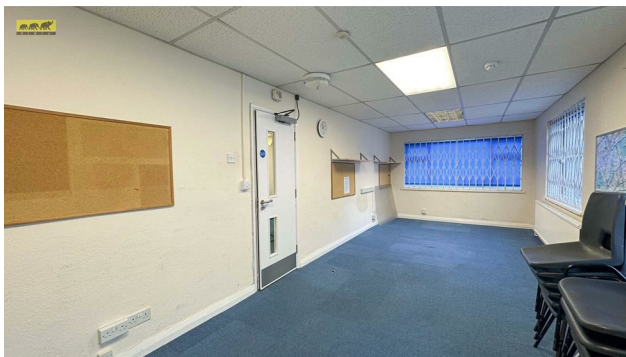
FLOOR 1: 90 m2, FLOOR 2: 78 m2, FLOOR 3: 41 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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## Description

Semi detached three storey E class office building with private off street parking area for a number of vehicles to the front.

The property is available on a new lease with terms to be negotiated and alternative uses will also be considered

## Location

Summerstown, SW17, enjoys a prime location in southwest London, positioned between Wimbledon and Tooting. It benefits from excellent transport links, including Earlsfield Station just a 15-minute walk away, offering frequent South Western Railway services to central London.

Nearby Haydons Road station and Tooting Broadway Underground station provide additional convenient rail and tube options. Multiple bus routes, including the 44, 77, 270, and 493, serve the area with stops within a few minutes' walk, along with night services ensuring 24/7 connectivity.

By road, the location offers direct access off Garratt Lane, connecting seamlessly to the A217, A3, and South Circular (A205), enabling easy travel to Wimbledon, Wandsworth, and central London. The vibrant local area includes a variety of shops, cafés, and green spaces such as Wandle Meadow Nature Park and Wimbledon Common, providing a balanced blend of convenience and leisure.

## Business rates

tbc

## Terms

New full repairing and insuring lease is being offered with terms to be finalised through negotiation

Rent £35,000 p/a

## Viewings

Contact sole agents Christopher St James 020 8296 1270

## 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.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Christopher St James**  
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