6 & 18 CARMICHAEL CLOSE, BATTERSEA, LONDON, SW11 2HS

£16,000 Per Annum

CHRISTOPHER ST. JAMES
Established 1976
Residential / Commercial / Land & Development

020 8296 1273
www.csj.eu.com
info@csj.eu.com

Description
Ground floor E Class unit (approx. 430 sq ft) with separate 2-bedroom flat above (approx. 830 sq ft).

Location
6 & 18 Carmichael Close, London SW11 2HS are located within the established Winstanley Estate in Battersea, in the London Borough of Wandsworth, just off Winstanley Road and a short walk from Clapham Junction.

Clapham Junction Station is approximately 0.25 miles away, providing National Rail and London Overground services with direct links to London Victoria and London Waterloo.

The surrounding area forms part of a well-established mixed-use estate, undergoing significant regeneration, and benefits from a range of local amenities and bus routes, providing convenient access across Battersea, Clapham and Central London.

Terms
Lease Assignment with 10 Years remaining

Guide Rent: £16,000 per annum

Premium: Offers Invited

Rates
Interested parties are advised to make their own enquiries with the local rating authority.

Viewings
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.
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.

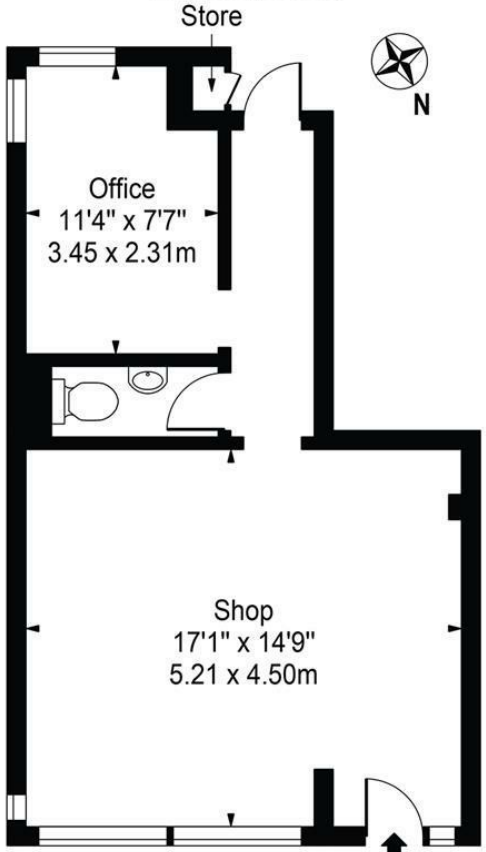
Christopher St James
61 High Street
Colliers Wood
London
SW19 2JF

C S J
CHRISTOPHER ST. JAMES
Established 1976
Residential / Commercial / Land & Development

020 8296 1273
www.csj.eu.com
info@csj.eu.com

Carmichael Close, SW11 2HS

Approx. Gross Internal Area 405 Sq Ft - 37.63 Sq M
(Excluding Store)

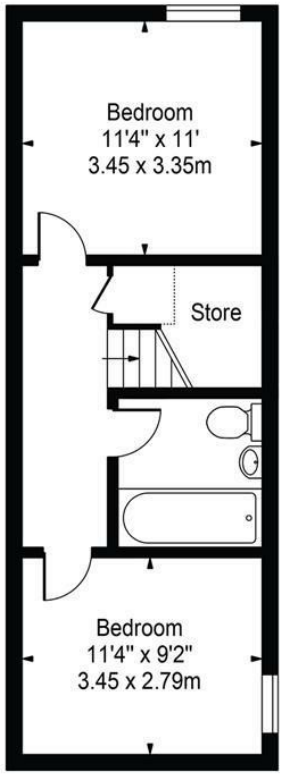


Ground Floor

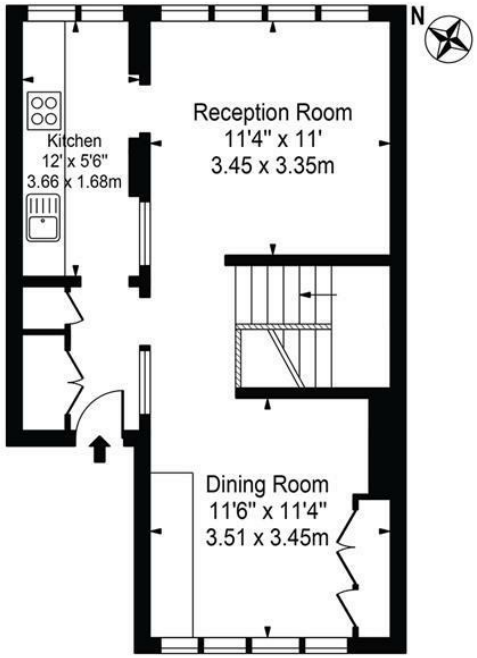
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Carmichael Close

Approx. Gross Internal Area 830 Sq Ft - 77.09 Sq M



First Floor



Second Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.