



CANDAHAR ROAD, LONDON, SW11
£5,000 per month*

Carter Jonas

CANDAHAR ROAD, LONDON, SW11

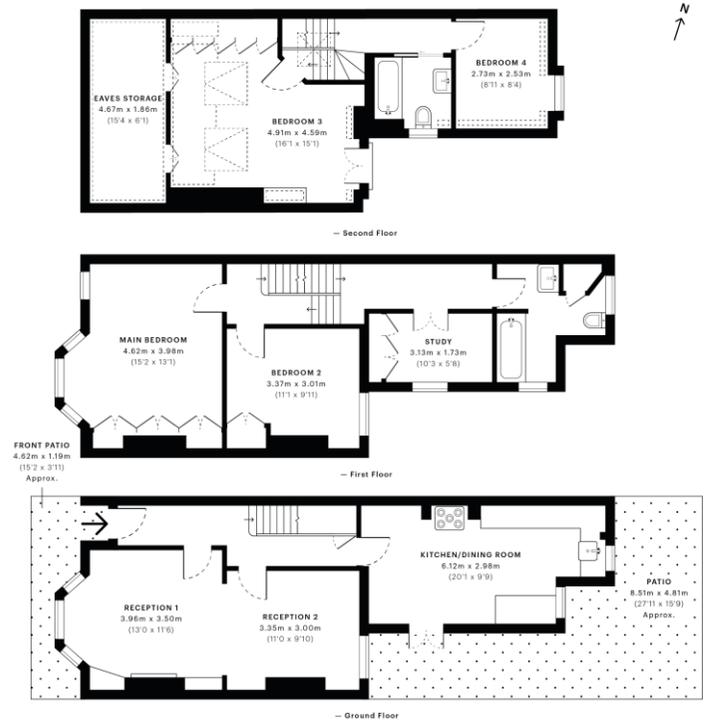
Lovely 4/5 bedroom family house in Candahar Road, part of Little India therefore close to Battersea Park, Clapham Junction and many good schools in Chelsea, Battersea and Clapham including Christchurch, Frances Holland, Garden House, Newton Prep, Thomas's, The Laurels.

- Families Only
- Re-furbished
- Victorian Terraced House
- 4/5 bedrooms
- 2 bathrooms
- Double reception
- Kitchen breakfast room
- Garden
- Good storage
- Clapham Junction
- Schools: Christchurch, Frances Holland, Garden House, Newton Prep, Thomas's, The Laurels
- Unfurnished

The house is well positioned in the road looking down Afghan Road and a short walk to Clapham Junction, supermarkets, restaurants and the River Thames.

Tenancy Deposit = 5 weeks rent £5,769.23
Holding Deposit = 1 weeks rent £1,153.84

Carter Jonas Candahar Road, SW11
CAPTURE DATE: 26/03/2021 LASER SCAN POINTS: 5,062,054
GROSS INTERNAL AREA: 142.37 sqm / 1532.46 sqft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	48

England, Scotland & Wales EU Directive 2002/91/EC

GROSS INTERNAL AREA (GIA)
The floorplan of the property
142.37 sqm / 1532.46 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
131.43 sqm / 1414.70 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, windows etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
14.14 sqm / 152.20 sqft

spec Verified

RICS Certified Property Measure

Spec: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 137.33 sqm / 1476.21 sqft
IPMS 3C RESIDENTIAL 131.66 sqm / 1417.19 sqft

spec id: 604f67b01ac6dc0e20e4f21d

Wandsworth Lettings 020 8682 3121
wandsworth-residentiallettings@carterjonas.co.uk
19 Bellevue Road, London, SW17 7EG



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.