



CANDLEMAKERS APARTMENTS

Battersea, SW11



A BRIGHT AND SPACIOUS TWO-BED-ROOM, DUPLEX APARTMENT

A fantastic duplex two-bedroom apartment with a roof terrace and off-street parking, located in a factory conversion just moments from the River Thames.



Local Authority: London Borough of Wandsworth

Council Tax band: F

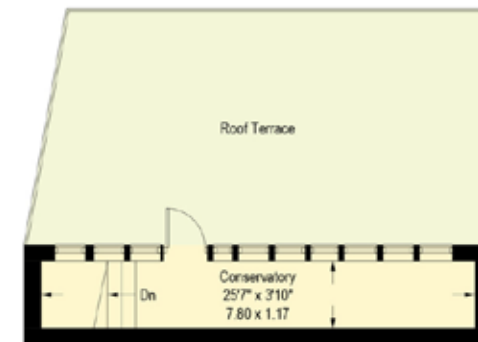
Tenure: Leasehold, approximately 100 years remaining

Ground rent: £458.60 per annum

Service charge: £4,394.60 per annum, reviewed annually, next review due 2027

Guide Price: £700,000

Set within the sought-after Candlemakers Apartments, this bright and stylish split-level home offers over 1,120 sq. ft. of well-planned living space, complemented by a superb private roof terrace and the rare benefit of off-street parking. Occupying the fourth and fifth floors of this characterful former factory building, the property features a generous reception room with large industrial-style windows that fill the space with natural light. The adjoining contemporary kitchen is well appointed, providing excellent storage and integrated appliances. The lower level offers two well-proportioned double bedrooms, each with ample light and generous floor space. A modern family bathroom and additional shower room complete this level. A standout feature is the impressive roof terrace accessed via the top-floor conservatory, offering expansive open-air space ideal for entertaining or relaxing.



Fifth Floor



Fourth Floor

Approximate Gross Internal Area = 104.05 sq m / 1,120 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Sarah Gerrett
+44 2038662924
sarah.gerrett@knightfrank.com

Knight Frank Battersea & Clapham
346 Queenstown Road
London, SW11 8BY

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2026. Photographs and videos dated March 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.