

Battersea Office

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**CLAPHAM COMMON WEST SIDE, CLAPHAM, SW4**
£775 per week**Preliminary Details**

An ideally located family house with open aspect views over Clapham Common. The house offers spacious accommodation and is within walking distance of Clapham South (Northern Line) and the shops, bars, restaurants and amenities on Northcote Road. Accommodation comprises front reception room; rear reception/dining room; kitchen and utility room; part converted cellar ideal as a playroom or storage; master bedroom with en-suite and walk in wardrobe; three further double bedrooms; family bathroom; patio garden. The property is neutrally decorated throughout and would ideally suit a family keen to be on the doorstep of Clapham Common.

**4 Bedrooms • 2 Bathrooms**




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Area Overview



Clapham has become very popular with young families and professional sharers over recent years. Clapham Old Town and High Street offer a great choice of fashionable bars, restaurants and shops. The close proximity of the Northern Line and Clapham Junction ensures good transport links. Clapham Common is nearby which offers fantastic green spaces as well as an annual music festival. Properties range from modern build and period flats to large Victorian houses.



Clapham Common West Side, Clapham  Clapham South (0.3M),  Clapham Common (0.8M),  Wandsworth Common (0.8M)

Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Wandsworth	£ 455	£ 530	£ 606	£ 682	£ 834	£ 985	£ 1,137	£ 1,364
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	63	65	(55-68) D	58	58
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

PLACES OF INTEREST NEAR CLAPHAM COMMON WEST SIDE, CLAPHAM, SW4



Clapham Common

With over 220 acres of greenery, restaurants, bars and even a music festival, the common is one of the most popular open spaces in south London. A favourite of a diverse range of people, from young professionals to festival-goers, Clapham Common is a picturesque and vibrant destination for all.

🚶 500m (8 mins) from Clapham Common West Side



The Nightingale Pub

This cosy and traditional Young's pub is situated between Balham and South Battersea and was built on the Old Park Estate in 1869. It is a Grade II listed building with a warm and welcoming country pub feel, having won London's first "Pubs with a Heart" award as well as The Publican's National Community Pub of the Year in 2009.

🚶 600m (10 mins) from Clapham Common West Side



The Windmill on the Common

On the edge of Clapham Common sits this delightful neighbourhood pub, which dates back to around 1665. The pub, named after a windmill which stood nearby, can be identified in JF Herring's painting "Return from the Derby", which hangs in the Tate and is now the place to be for summer in South London.

🚶 700m (12 mins) from Clapham Common West Side



Northcote Road

Situated between Wandsworth and Clapham Commons, Northcote Road is a bustling shopping street, famous for the wide range of specialist shops, market stalls and boutiques. Voted London's second favourite shopping street in 2006, it is particularly popular with young professionals and families.

🚶 800m (13 mins) from Clapham Common West Side



Northcote Rd Food Stalls

Northcote Road offers an impressive variety of bakers and patisseries, this particular example was created by Northcote Road cake stall which is open Monday to Saturday at 9.00am - 5.00pm.

🚶 800m (13 mins) from Clapham Common West Side



Jongleurs

Jongleurs Comedy was first established in 1983 by Maria Kempinska in Battersea, South London. There are now 16 clubs across the UK, with over 3.5 million visitors per year and they have helped to launch the careers of big names such as Eddie Izzard, Jimmy Carr and Jack Dee.

🚶 1000m (17 mins) from Clapham Common West Side