

**Battersea Office**

129 Northcote Road  
London  
SW11 6PS

T 020 7738 1538  
F 020 7738 1818  
E [battersea@edmundcude.com](mailto:battersea@edmundcude.com)

**BROOMWOOD ROAD, WANDSWORTH, SW11**  
£750 per week**Preliminary Details**

An ideally located and wider than average period house situated between the commons. The house boasts wooden floors, a pretty patio garden and is located within easy walking distance of Wandsworth Common, Honeywell School and Northcote Road. Accommodation comprises double reception room with wooden floors; breakfast kitchen with doors to pretty patio garden; utility / cellar; four double bedrooms; family bathroom; shower room and storage. The house would ideally suit a family looking for a good sized home in this ever popular area.

**4 Bedrooms • 2 Bathrooms**




129 Northcote Road, London, SW11 6PS  
T 020 7738 1538 F 020 7738 1818 E [battersea@edmundcude.com](mailto:battersea@edmundcude.com)  
[www.edmundcude.com](http://www.edmundcude.com)



## Area Overview

Wandsworth has a lot to offer families and sharers alike. Wandsworth Town has the Southside shopping centre including large cinema & gym. Closer to Wandsworth Common is Bellevue Rd which hosts fantastic shops, bars and a Michelin starred restaurant. Transport links at Wandsworth Town and Common offer easy access into Central London. The area is typified by delightful Victorian terraced houses whereas the prestigious 'Toast Rack' area offers generous family accommodation.



Broomwood Road, Wandsworth  Wandsworth Common (0.5M),  Clapham South (0.7M),  Clapham Junction (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

### Broomwood Road SW11

APPROX GROSS INTERNAL FLOOR AREA: 1479 sq. ft / 137 sq. m



Floorplan for identity purposes only.  
Measurements are approximate and not to scale.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>56</b>	(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>		(39-54) <b>E</b>		<b>48</b>
(21-38) <b>F</b>			(21-38) <b>F</b>	<b>34</b>	
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## PLACES OF INTEREST NEAR BROOMWOOD ROAD, WANDSWORTH, SW11



### 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.

🚶 400m (7 mins) from Broomwood Road



### 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.

🚶 500m (8 mins) from Broomwood Road



### 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 Broomwood Road



### Canada Geese

The Canada Goose is a wild goose which belongs to the genus Branta and is native to the more temperate regions of North America. It has distinctive features, such as the black head and neck, brown body and white face patches. They can be seen all year round in Wandsworth and Clapham Commons.

🚶 600m (10 mins) from Broomwood Road



### Wandsworth Common

175 acres of open space in Wandsworth, this public common is at the heart of a friendly local community. Houses on the Wandsworth side of the common are known as the "Toastrack", and boast some notable former residents, such as the British Prime Minister, David Lloyd George. Also alongside the common is the Michelin Starred Chez Bruce.

🚶 700m (12 mins) from Broomwood Road



### Chez Bruce

With its unique flair, Chez Bruce has earned a reputation for being one of London's best neighbourhood restaurants, serving exceptional British cuisine with French overtones, along with a thoroughly welcoming and enjoyable atmosphere.

🚶 800m (13 mins) from Broomwood Road