

**Battersea Office**

129 Northcote Road  
London  
SW11 6PS

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



**SUDBROOKE ROAD, BALHAM, SW12**  
**£230 per week**

**Preliminary Details**

A fantastic first floor one bedroom property in a purpose built development on this popular and quiet street between the commons . The property offers easy access to Clapham South Station (Northern Line) and also Wandsworth Common Station ( BR). The property comprises reception room with small balcony; separate kitchen; modern bathroom; good sized double bedroom. This property would ideally suit a single or professional couple.



**1 Bedroom • 1 Bathroom**




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



Balham is an area offering great diversity for its residents. From the bustling High Street with its popular bars, restaurants and amenities to the Heaver Conservation area with its beautiful Victorian houses, Balham has plenty to offer either families or professional sharers. Tooting Bec Common is nearby with its famous lido. Typical properties in the area range from newly built apartment blocks and Victorian conversion flats to substantial family houses.



Sudbrooke Road, Balham  Clapham South (0.4M),  Wandsworth Common (0.4M),  Balham (0.6M)

## 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 <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>	68	73	(55-68) <b>D</b>	62	69
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</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 SADBROOKE ROAD, BALHAM, SW12



### 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.

🚶 100m (2 mins) from Sudbrooke 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.

🚶 700m (12 mins) from Sudbrooke 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 Sudbrooke Road



### 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 Sudbrooke 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.

🚶 800m (13 mins) from Sudbrooke 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.

🚶 900m (15 mins) from Sudbrooke Road