

Wandsworth Office

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**OSWARD ROAD, BALHAM, SW17**
£375 per week**Preliminary Details**

A beautiful two double bedroom garden flat to rent in Oswald Road, Balham. The property is a period conversion, and comprises of: open plan kitchen/reception with wooden floors and French doors leading to a half decked/half lawned garden, two double bedrooms with high ceilings and carpet and tiled modern bathroom. Oswald Road is situated between Upper Tooting Park and Boundaries Road, within a short walk of the amenities of Balham and Wandsworth Common and their transport links.

**2 Bedroom • 1 Bathroom**

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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.



Oswald Road, Balham  Balham (0.3M),  Tooting Bec (0.3M),  Wandsworth Common (0.4M)

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	69	75	(55-68) D	65	72
(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 OSWARD ROAD, BALHAM, SW17



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.

🚶 700m (12 mins) from Oswald 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 Oswald 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.

🚶 900m (15 mins) from Oswald 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.

🚶 1100m (18 mins) from Oswald Road



Central London Golf Centre

Founded in 1992, this friendly and welcoming course is perfect for golfers at all levels. The Centre is open on a pay-and-play basis as no membership is required, and even offers "Twilight Golf" for those who want to play in the evenings. The Centre also offers function facilities for weddings, conferences and parties.

🚶 1100m (18 mins) from Oswald 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.

🚶 1900m (32 mins) from Oswald Road