

## Wandsworth Office

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## BALHAM GROVE, BALHAM, SW12

£550 per week

### Preliminary Details

A stunning two bedroom penthouse to rent in this private gated development on Balham Grove in the Nightingale Triangle. The property is situated over three floors and accommodation comprises; open plan living room leading onto a modern fully fitted kitchen with breakfast area with access to a large balcony, further mezzanine level reception room/open plan guest room/office space, large master bedroom with fitted wardrobes and en-suite bathroom, second double bedroom, family bathroom with shower over bath and patio. The property is equidistant to Balham, Clapham South and Wandsworth Common stations and would ideally suit a couple or professionals.



### 2 Bedrooms • 2 Bathrooms




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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.



Balham Grove, Balham  Clapham South (0.3M),  Balham (0.4M),  Balham (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 <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>		<b>78</b>	(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>69</b>		(55-68) <b>D</b>	<b>65</b>	
(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 BALHAM GROVE, 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.

🚶 400m (7 mins) from Balham Grove



### **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.

🚶 1000m (17 mins) from Balham Grove



### **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.

🚶 1000m (17 mins) from Balham Grove



### **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.

🚶 1000m (17 mins) from Balham Grove



### **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.

🚶 1200m (20 mins) from Balham Grove



### **Bon Bon Sweet Shop**

Located on Bramfield Road in Clapham, this popular independent coffee shop has recently undergone a refurbishment and is now one of the favourite breakfast destinations in Clapham.

🚶 1200m (20 mins) from Balham Grove