

Battersea Office

129 Northcote Road
London
SW11 6PS

T 020 7738 1538
F 020 7738 1818
E battersea@edmundcude.com

**KYRLE ROAD, CLAPHAM, SW11**
£895 per week**Preliminary Details**

A fantastic Victorian terraced family house situated on a quiet residential street between the commons and moments from the open space at Clapham Common and the amenities on Northcote Road. The house boasts traditional wood flooring throughout and accommodation comprises; double reception room, eat-in kitchen with breakfast room, downstairs WC, cellar, patio garden with water feature, five double bedrooms (three with fitted wardrobes) and three bathrooms (one en-suite). The property is conveniently located with transport links at Clapham Junction BR and Clapham South tube (Northern Line). Available immediately.

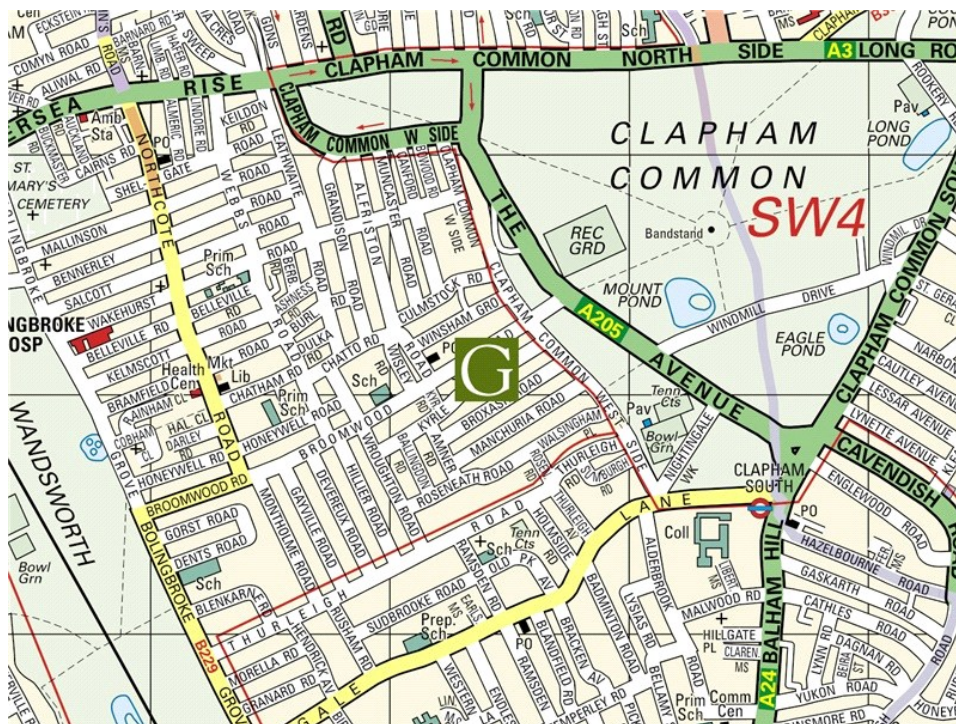
**5 Bedrooms • 3 Bathrooms**

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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.



Kyrle Road, Clapham 🚇 Clapham South (0.4M), 🚇 Wandsworth Common (0.7M), 🚇 Clapham 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

PLACES OF INTEREST NEAR KYRLE ROAD, CLAPHAM, SW11



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.

🚶 600m (10 mins) from Kyrle 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 Kyrle 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.

🚶 700m (12 mins) from Kyrle 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.

🚶 700m (12 mins) from Kyrle Road



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.

🚶 800m (13 mins) from Kyrle Road



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 Kyrle Road