

Wandsworth Office

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DRAKEFIELD ROAD, BALHAM, SW17 £500 per week

Preliminary Details

A stunning three double bedroom house to rent. The property is in immaculate condition throughout and comprises of: large open plan reception/diner/kitchen with doors to garden, WC on the ground floor; two double bedrooms, family bathroom and utility room on the first floor; master bedroom with en suite on the second floor. The property has been extensively refurbished and offers very comfortable accommodation. Drakefield Road is situated off Balham High Road and Tooting Bec Common is at the end of the street. The property is within walking distance to either Balham or Tooting Bec Stations.



3 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.



Drakefield Road, Balham  Tooting Bec (0.2M),  Balham (0.4M),  Balham (0.5M)

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

Drakefield Road SW17

APPROX GROSS INTERNAL FLOOR AREA: 1173 sq. ft / 109 sq. m



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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C	77	79	(69-80) C	75	76
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
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 DRAKEFIELD 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.

🚶 1200m (20 mins) from Drakefield 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.

🚶 1400m (23 mins) from Drakefield 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.

🚶 1400m (23 mins) from Drakefield 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.

🚶 1500m (25 mins) from Drakefield 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.

🚶 1500m (25 mins) from Drakefield Road



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.

🚶 2300m (38 mins) from Drakefield Road