

Wandsworth Office

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HYDETHORPE ROAD, BALHAM, SW12

£485 per week

Preliminary Details

A well presented three bedroom house to rent in Hydethorpe Road, Balham. The Victorian property is in excellent condition throughout and comprises of: double reception room, fully fitted kitchen/diner with door to mature garden, W.C, two double bedrooms, a single bedroom and a bathroom. The property was refurbished recently and has been well maintained throughout. Hydethorpe Road is situated off Cavendish Road, a few minutes from the shops, restaurants, bars, supermarkets and Balham BR and Northern Line tube station. The rent includes a gardener.



3 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.



Hydethorpe Road, Balham ➡ Streatham Hill (0.4M), ➡ Balham (0.6M), 🚇 Clapham South (0.6M)

Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Lambeth	£ 823	£ 961	£ 1,098	£ 1,235	£ 1,510	£ 1,784	£ 2,059	£ 2,470
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	62	67	(55-68) D	57	61
(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 HYDETHORPE ROAD, BALHAM, SW12



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.

🚶 1000m (17 mins) from Hydethorpe 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.

🚶 1400m (23 mins) from Hydethorpe 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.

🚶 1400m (23 mins) from Hydethorpe Road



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.

🚶 1600m (27 mins) from Hydethorpe 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.

🚶 1900m (32 mins) from Hydethorpe Road



Clapham Common Tube Station

This London Underground station sits at the eastern end of Clapham Common along the Northern Line. The station is one of only two remaining underground stations which has an island platform in the tunnel and a glass pavillion, which was built by architects firm Aukett Fitzroy Robinson.

🚶 1900m (32 mins) from Hydethorpe Road