

### Wandsworth Office

22 Bellevue Road  
London  
SW17 7EB

T 020 8672 9007  
F 020 8672 5300  
E [wandsworth@edmundcude.com](mailto:wandsworth@edmundcude.com)



## **RAMSDEN ROAD, BALHAM, SW12**

**£750 per week**

### Preliminary Details

A well presented period terraced house situated in a popular residential road between Balham High Road and Clapham South. The house boasts a patio and lawn garden and has been extended to offer four double bedrooms, two bathrooms and a breakfast kitchen. Accommodation comprises entrance hall with wood floors; double reception room with fireplaces; kitchen / breakfast room with doors onto rear garden; cellar; master double bedroom with en-suite shower; three further double bedrooms and family bathroom with roll top bath. The house is located within walking distance of Balham (Northern Line Tube) and the shops, bars and restaurants on Balham High Road.



**4 Bedrooms • 2 Bathrooms**




22 Bellevue Road, London, SW17 7EB  
T 020 8672 9007 F 020 8672 5300 E [wandsworth@edmundcude.com](mailto:wandsworth@edmundcude.com)  
[www.edmundcude.com](http://www.edmundcude.com)



## 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.



Ramsden Road, Balham  Balham (0.3M),  Balham (0.3M),  Clapham South (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

## PLACES OF INTEREST NEAR RAMSDEN ROAD, 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.

🚶 500m (8 mins) from Ramsden 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.

🚶 900m (15 mins) from Ramsden 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.

🚶 1000m (17 mins) from Ramsden 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.

🚶 1000m (17 mins) from Ramsden 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.

🚶 1300m (22 mins) from Ramsden 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.

🚶 1300m (22 mins) from Ramsden Road