

**Wandsworth Office**

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**DREWSTEAD ROAD, BALHAM, SW16**  
£650 per week**Preliminary Details**

A beautifully presented five bedroom family home to rent in Drewstead Road, Streatham Hill/Balham borders. The 1930's detached house is in excellent condition throughout and comprises of: large reception room with gas fireplace, large kitchen/diner with French doors to the sunny garden with access to a cul de sac and the garage, WC, four double bedrooms, family bathroom and master bedroom with en suite bathroom on the top floor. The property is ideally situated in a quiet and residential street opposite Tooting Bec Common, a short walk to Balham and Streatham Hill and both areas' supermarkets, restaurants, bars and other amenities.

**5 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.



Drewstead Road, Balham ➔ Streatham Hill (0.1M), ➔ Balham (0.8M), ➔ Balham (0.9M)

## 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

## PLACES OF INTEREST NEAR DREWSTEAD ROAD, BALHAM, SW16



### **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.

🚶 1800m (30 mins) from Drewstead 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.

🚶 2000m (33 mins) from Drewstead 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.

🚶 2200m (37 mins) from Drewstead 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.

🚶 2300m (38 mins) from Drewstead 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.

🚶 2400m (40 mins) from Drewstead 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.

🚶 2400m (40 mins) from Drewstead Road