

Battersea Office

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**BALLINGDON ROAD, CLAPHAM, SW11**
£875 per week**Preliminary Details**

A fantastic period terraced house situated on a quiet and popular residential street within walking distance of Clapham Common and Clapham South Tube (Northern Line). The house has been generously extended and offers excellent family accommodation in an exceptional residential location. Accommodation comprises entrance hall with wood floors; double reception room; side extended kitchen with french doors to a lawn and patio garden; ground floor WC; cellar; five double bedrooms; two bathrooms; one shower room and storage. The property would ideally suit a local family looking for a location second to none.

**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.



Balldingon Road, Clapham  Clapham South (0.4M),  Wandsworth Common (0.6M),  Balham (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

Ballingdon Road SW11 6AJ

APPROX GROSS INTERNAL FLOOR AREA: 1922 sq. ft / 179 sq. m



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			(55-68) D		
(39-54) E	48	58	(39-54) E	43	51
(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 BALLINGDON ROAD, CLAPHAM, SW11



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.

🚶 400m (7 mins) from Ballingdon 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.

🚶 600m (10 mins) from Ballingdon 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.

🚶 600m (10 mins) from Ballingdon 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.

🚶 900m (15 mins) from Ballingdon 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.

🚶 900m (15 mins) from Ballingdon 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.

🚶 1000m (17 mins) from Ballingdon Road