

Wandsworth Office

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TELFORD AVENUE, BALHAM, SW2 £975 per week

Preliminary Details

A stunning house situated within the sought after Streatham Hill area and also close to the shops and transport of Balham. This impressive property offers fantastic entertaining space and is finished to the highest standard. The accommodation comprises: front reception room with wood floors; downstairs wc; rear reception room with wood floors spreading the width of the house; stairs down to a well equipped lower ground kitchen/breakfast, larder and downstairs wc; 60ft lawn garden with children swings and climbing frame; master bedroom with en-suite bathroom five further double bedrooms; two further bathrooms; off street parking for two cars



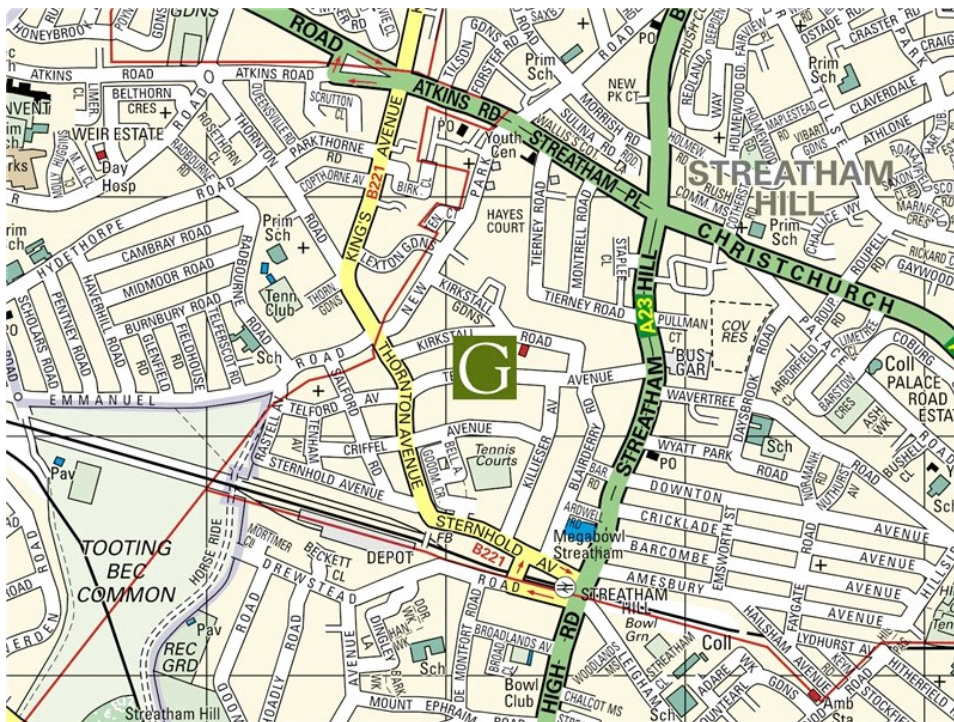
6 Bedrooms • 3 Bathrooms

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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.



Telford Avenue, Balham ➡ Streatham Hill (0.3M), ➡ Balham (1.0M), ➡ Tulse Hill (1.0M)

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			(55-68) D		
(39-54) E	46	48	(39-54) E	51	53
(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 TELFORD AVENUE, BALHAM, SW2



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.

🚶 1600m (27 mins) from Telford Avenue



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.

🚶 2000m (33 mins) from Telford Avenue



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.

🚶 2100m (35 mins) from Telford Avenue



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.

🚶 2300m (38 mins) from Telford Avenue



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.

🚶 2300m (38 mins) from Telford Avenue



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.

🚶 2500m (42 mins) from Telford Avenue