

Battersea Office

129 Northcote Road
London
SW11 6PS

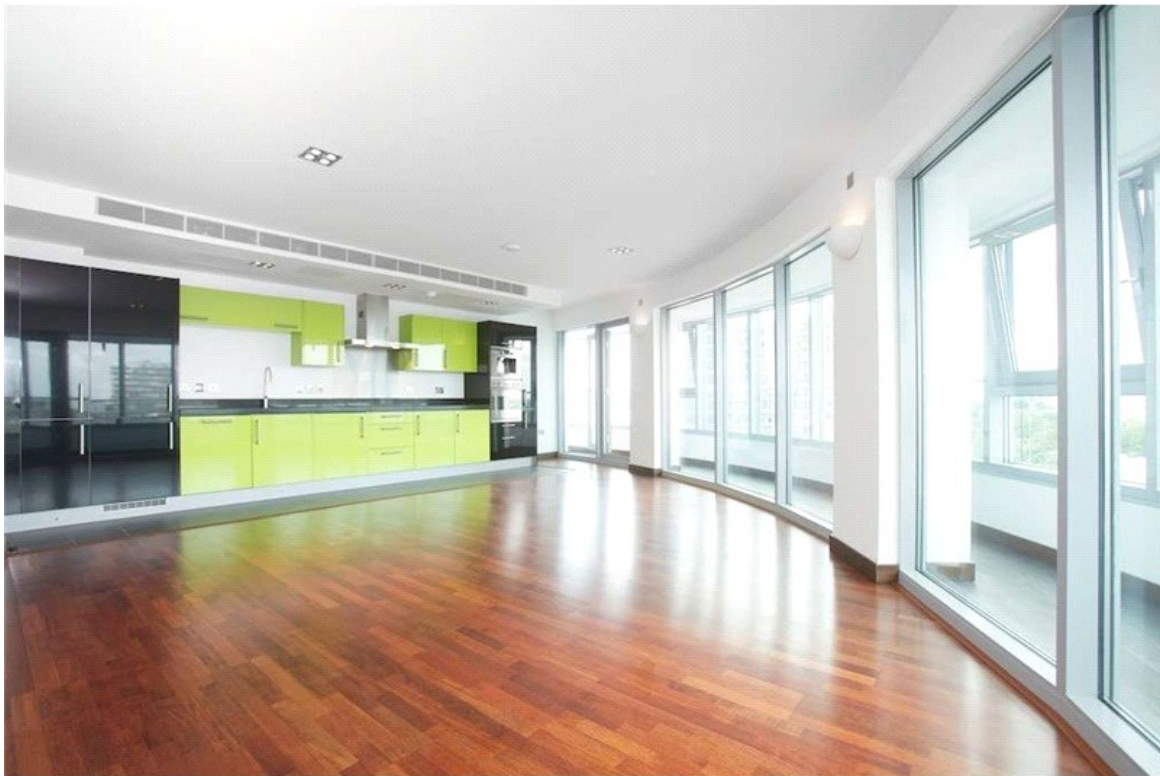
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**BRIDGES WHARF, BATTERSEA, SW11**
£595 per week**Preliminary Details**

A brand new two bedroom apartment available to rent in the Bridges Wharf development, Battersea, located on the south bank of the River Thames within walking distance of Clapham Junction station (BR). The apartment is located on the tenth floor and offers 879 sq ft of living space. Accommodation comprises; two good size double bedrooms, two bathrooms (one en-suite), open plan reception room with winter garden providing plenty of light and modern fully-fitted kitchen. The development benefits from a concierge service and secure underground parking is also available. The apartment is available to rent immediately. Flats available at £595 per week & £625 per week.

**2 Bedrooms • 2 Bathrooms**

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Area Overview



Boasting green spaces at Clapham Common and Battersea Park, areas such as Northcote Rd offer a selection of great restaurants, bars and boutiques, an enviable selection of highly rated schools. With its fantastic transport links to London and Southern England, Battersea has rightly become hugely popular with young families and professional sharers alike. Properties range from tastefully converted period flats to spacious 4 and 5 bedroom Victorian family houses.



Bridges Wharf, Battersea  Clapham Junction (0.5M),  Wandsworth Town (0.7M),  Fulham Broadway (1.0M)

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

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	90	91
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(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 BRIDGES WHARF, BATTERSEA, SW11



Recipease

From the famously quirky chef, Jamie Oliver, comes a new and exciting food concept, "do it yourself" cooking. Under the guidance of professional chefs, people are invited to learn the tricks of the trade in this welcoming and buzzing environment. The first of store has opened in Clapham, with more planned to open in the coming year.

🚶 1100m (18 mins) from Bridges Wharf



Jongleurs

Jongleurs Comedy was first established in 1983 by Maria Kempinska in Battersea, South London. There are now 16 clubs across the UK, with over 3.5 million visitors per year and they have helped to launch the careers of big names such as Eddie Izzard, Jimmy Carr and Jack Dee.

🚶 1300m (22 mins) from Bridges Wharf



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.

🚶 1600m (27 mins) from Bridges Wharf



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.

🚶 1600m (27 mins) from Bridges Wharf



Royal Victorian Patriotic

Tucked away at the northern end of Wandsworth Common lies this remarkable Grade II listed, Victorian Gothic building. Sometimes known as Battersea Castle, it was used as a private school before World War II, and now after years of neglect, it has been restored to house several flats, studios and a drama school.

🚶 1700m (28 mins) from Bridges Wharf



Battersea Park

Set over 200 acres of green space, Battersea Park, situated on the bank of the Thames, is considered by many to be the most attractive of London parks. With its historic gardens, diverse natural flora and even a zoo, the park has something to offer everyone.

🚶 1900m (32 mins) from Bridges Wharf