

**Battersea Office**

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**CLAPHAM COMMON N'SIDE, BATTERSEA, SW4**  
£495 per week**Preliminary Details**

A delightful two bedroom property situated in a trendy Mansion block on Clapham Common Northside. The property benefits from easy access to the green expanses of Clapham Common, and within easy reach of both Clapham Junction Station (BR) and Clapham Common Station (Northern Line). The Property comprises; wonderful open plan sitting area combined with modern eat in kitchen; master bedroom with inbuilt storage; second double room with door on to private patio area and large shared garden; modern bathroom. This property would be ideal for a couple or a professional and viewing is highly recommended.

**2 Bedroom • 1 Bathroom**




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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.



Clapham Common N'side, Battersea  Clapham Junction (0.6M),  Clapham South (0.8M),  Clapham Common (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 |

| Energy Efficiency Rating                           |                            |   | Environmental Impact (CO <sub>2</sub> ) Rating                        |                            |   |
|--|----------------------------|---|---|----------------------------|---|
|  | Current                    | Potential   |   | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   | <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                            |   |
| (92-100) <b>A</b>                                  |                            |   | (92-100) <b>A</b>   |                            |   |
| (81-91) <b>B</b>                                   |                            |   | (81-91) <b>B</b>  |                            |   |
| (69-80) <b>C</b>                                   |                            |   | (69-80) <b>C</b>  |                            |   |
| (55-68) <b>D</b>                                   | 68                         | 70  | (55-68) <b>D</b>  | 67                         | 68  |
| (39-54) <b>E</b>                                   |                            |   | (39-54) <b>E</b>  |                            |   |
| (21-38) <b>F</b>                                   |                            |   | (21-38) <b>F</b>  |                            |   |
| (1-20) <b>G</b>                                    |                            |   | (1-20) <b>G</b>   |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   | <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  | <b>England &amp; Wales</b>  | EU Directive<br>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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## PLACES OF INTEREST NEAR CLAPHAM COMMON N'SIDE, BATTERSEA, SW4



### 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.

🚶 400m (7 mins) from Clapham Common N'side



### 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.

🚶 700m (12 mins) from Clapham Common N'side



### 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.

🚶 700m (12 mins) from Clapham Common N'side



### 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.

🚶 700m (12 mins) from Clapham Common N'side



### 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.

🚶 700m (12 mins) from Clapham Common N'side



### 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.

🚶 1000m (17 mins) from Clapham Common N'side