

Battersea Office

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**LAVENDER HILL, BATTERSEA, SW11**
£425 per week**Preliminary Details**

A luxury two bedroom, two bathroom apartment on the top floor of a modern development with lifts on Lavender Hill. Accommodation comprises; open plan reception room with fully-integrated kitchen, master bedroom with en-suite shower room, further double bedroom, bathroom with shower over bath and communal terrace. The property is very bright with large windows and the living area and hallway benefit from wooden flooring. The property is within walking distance of Clapham Junction station (BR) and the shops, restaurants and amenities of Lavender Hill. The property would ideally suit a couple or two professional sharers.

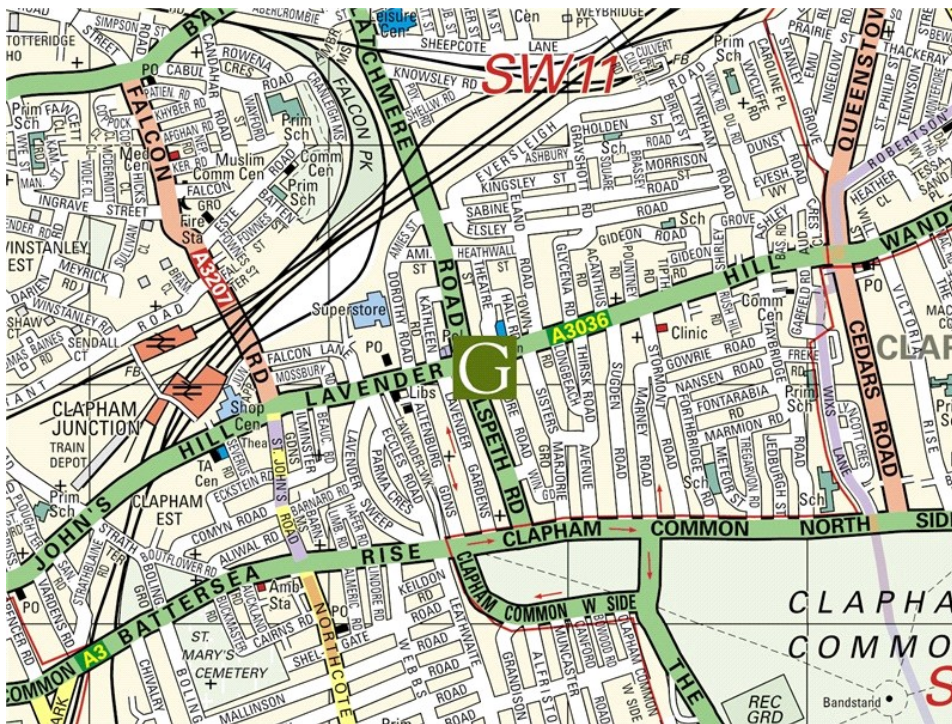
**2 Bedrooms • 2 Bathrooms**

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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.



Lavender Hill, Battersea ➡ Clapham Junction (0.4M), ➡ Queenstown Road (1.0M), 🚇 Clapham South (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		
(69-80) C			(69-80) C	78	79
(55-68) D	65	66	(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 LAVENDER HILL, BATTERSEA, SW11



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.

🚶 100m (2 mins) from Lavender Hill



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.

🚶 500m (8 mins) from Lavender Hill



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.

🚶 800m (13 mins) from Lavender Hill



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.

🚶 900m (15 mins) from Lavender Hill



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.

🚶 1100m (18 mins) from Lavender Hill



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.

🚶 1400m (23 mins) from Lavender Hill