

Wandsworth Office

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BEEHCROFT ROAD, WANDSWORTH, SW17

£360 per week

Preliminary Details

A stunning two bedroom flat to rent in Pavillion Square, Wandsworth Common. The property is set in a new development off Beechcroft Road, with secure gates, off street allocated parking space, intercom and communal gardens. The flat is on the first floor, and comprises of: good size reception room with semi open plan modern kitchen, master bedroom with en suite shower room, double bedroom and further bathroom. In excellent condition throughout, the flat is unfurnished. Beechcroft Road is situated within minutes of Wandsworth Common and Bellevue Road, with its warm atmosphere and cafes, restaurants and boutiques available.



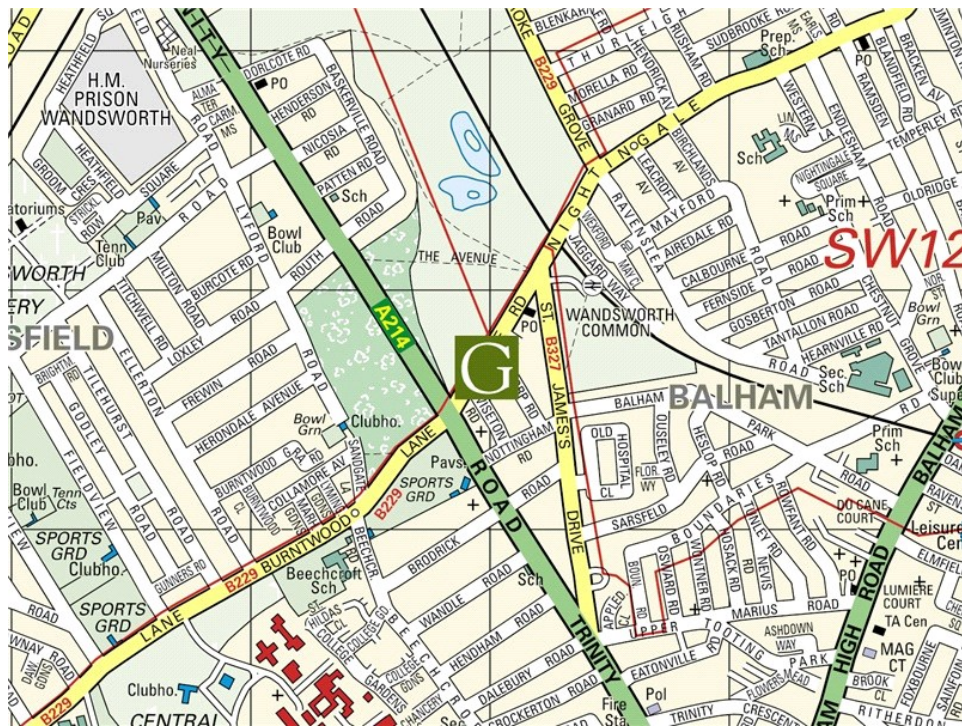
2 Bedrooms • 2 Bathrooms

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Area Overview



Wandsworth has a lot to offer families and sharers alike. Wandsworth Town has the Southside shopping centre including large cinema & gym. Closer to Wandsworth Common is Bellevue Rd which hosts fantastic shops, bars and a Michelin starred restaurant. Transport links at Wandsworth Town and Common offer easy access into Central London. The area is typified by delightful Victorian terraced houses whereas the prestigious 'Toast Rack' area offers generous family accommodation.



Beechcroft Road, Wandsworth ➡ Wandsworth Common (0.2M), ➡ Balham (0.6M), ➡ Balham (0.6M)

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	75	75	(69-80) C	74	74
(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 BEECHCROFT ROAD, WANDSWORTH, SW17



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.

🚶 100m (2 mins) from Beechcroft Road



Wandsworth Common

175 acres of open space in Wandsworth, this public common is at the heart of a friendly local community. Houses on the Wandsworth side of the common are known as the "Toastrack", and boast some notable former residents, such as the British Prime Minister, David Lloyd George. Also alongside the common is the Michelin Starred Chez Bruce.

🚶 300m (5 mins) from Beechcroft 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.

🚶 400m (7 mins) from Beechcroft Road



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.

🚶 900m (15 mins) from Beechcroft Road



Central London Golf Centre

Founded in 1992, this friendly and welcoming course is perfect for golfers at all levels. The Centre is open on a pay-and-play basis as no membership is required, and even offers "Twilight Golf" for those who want to play in the evenings. The Centre also offers function facilities for weddings, conferences and parties.

🚶 900m (15 mins) from Beechcroft 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.

🚶 1400m (23 mins) from Beechcroft Road