

Wandsworth Office

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**ST EDMUNDS CLOSE, WANDSWORTH, SW17**
£345 per week**Preliminary Details**

A superb two bedroom house to rent in St Edmunds Close, Wandsworth Common. The property has been refurbished to a very high standard and accommodation comprises; reception room with hard wood flooring, modern fitted kitchen, private garden, two double bedrooms and a bathroom. St Edmunds Close is situated off Beechcroft Road, and conveniently located within minutes of Wandsworth Common and Bellevue Road, with a variety of shops, restaurants and cafes. Wandsworth Common BR station is 5 minutes walk away, and Balham and Tooting Bec Northern Line tube stations are 10 minutes walk away. The flat is ideal for a small couple or two professionals..

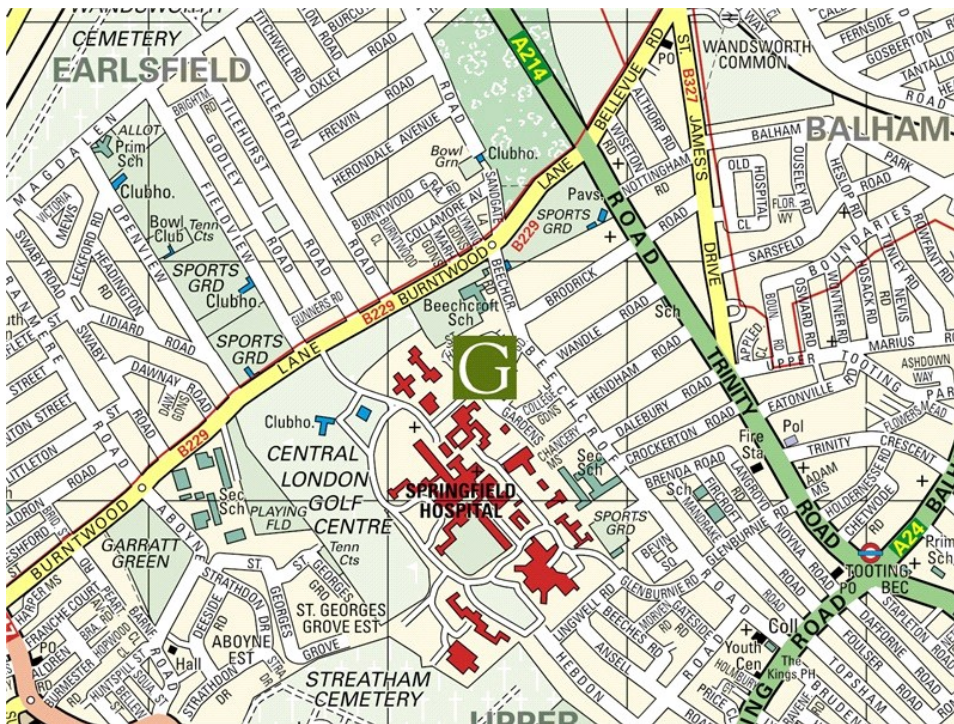
**2 Bedroom • 1 Bathroom**

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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.



St Edmunds Close, Wandsworth  Wandsworth Common (0.5M),  Tooting Bec (0.6M),  Balham (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 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	79	82	(69-80) C	77	80
(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 ST EDMUNDS CLOSE, WANDSWORTH, SW17



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.

🚶 400m (7 mins) from St Edmunds Close



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.

🚶 700m (12 mins) from St Edmunds Close



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.

🚶 800m (13 mins) from St Edmunds Close



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.

🚶 1000m (17 mins) from St Edmunds Close



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.

🚶 1500m (25 mins) from St Edmunds Close



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 St Edmunds Close