

Wandsworth Office

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**BURNTWOOD CLOSE, WANDSWORTH, SW18**
£790 per week**Preliminary Details**

A lovely four bedroom house to rent in Burntwood Close, Wandsworth Common. The property is in immaculate condition throughout and the ground floor comprises: double reception room leading on to a large open plan kitchen with breakfast/dining room, ground floor study room, shower room and a good sized garden. The first floor comprises of: two double bedrooms, a single bedroom and family bathroom while the master bedroom with ensuite bathroom is on the top floor. The property also benefits from an off-street parking space. Burntwood Close is a quiet cul de sac West of Wandsworth Common. Wandsworth Common BR station and the shops and restaurants of Bellevue Road are a short walk away.

**4 Bedrooms • 3 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.



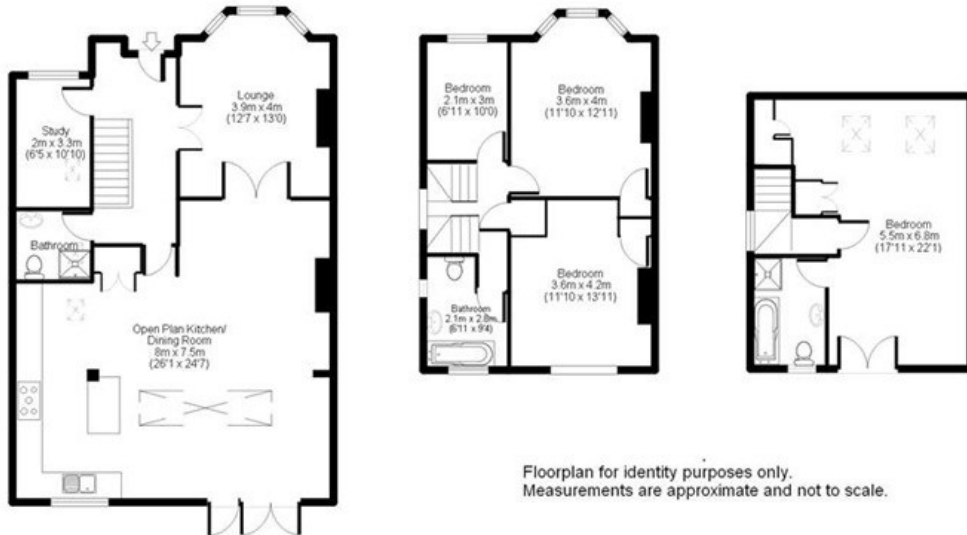
Burntwood Close, Wandsworth  Wandsworth Common (0.5M),  Tooting Bec (0.7M),  Balham (0.9M)

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

Burntwood Close SW18

APPROX GROSS INTERNAL FLOOR AREA: 1890 sq. ft / 176 sq. m



Floorplan for identity purposes only.
Measurements are approximate and not to scale.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	62	68	(55-68) D	57	63
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
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 BURNTWOOD CLOSE, WANDSWORTH, SW18



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 Burntwood 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 Burntwood 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.

🚶 700m (12 mins) from Burntwood 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.

🚶 800m (13 mins) from Burntwood 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.

🚶 1400m (23 mins) from Burntwood 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 Burntwood Close