

**Battersea Office**

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**HILLIER RD, CLAPHAM, SW11**  
**£725 per week****Preliminary Details**

A well presented and excellently located period terraced house with accommodation over three floors. The property is situated a popular residential street between the commons and within walking distance of Webbs Road, Northcote Road and Clapham South (Northern line). Accommodation comprises double reception room, entrance hallway, breakfast kitchen with doors to a decked garden, part converted cellar to offer playroom or storage, master bedroom with en-suite bathroom / dressing room, three further bedrooms and two further bathrooms.

**4 Bedrooms • 3 Bathrooms**

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## Area Overview



Clapham has become very popular with young families and professional sharers over recent years. Clapham Old Town and High Street offer a great choice of fashionable bars, restaurants and shops. The close proximity of the Northern Line and Clapham Junction ensures good transport links. Clapham Common is nearby which offers fantastic green spaces as well as an annual music festival. Properties range from modern build and period flats to large Victorian houses.



Hillier Rd, Clapham  Clapham South (0.5M),  Wandsworth Common (0.5M),  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 <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>			(55-68) <b>D</b>		
(39-54) <b>E</b>	52	53	(39-54) <b>E</b>	45	46
(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 2002/91/EC		<b>England &amp; Wales</b>	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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## PLACES OF INTEREST NEAR HILLIER RD, CLAPHAM, SW11



### **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.

🚶 400m (7 mins) from Hillier Rd



### **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.

🚶 600m (10 mins) from Hillier Rd



### **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.

🚶 600m (10 mins) from Hillier Rd



### **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 Hillier Rd



### **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.

🚶 900m (15 mins) from Hillier Rd



### **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.

🚶 900m (15 mins) from Hillier Rd