

Wandsworth Office

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**SISTOVA ROAD, BALHAM, SW12**
£750 per week**Preliminary Details**

A stunning family home to rent in Sistova Road, Balham. The property is a double fronted Victorian house in the heart of Balham, and comprises of: two reception rooms, conservatory, fully fitted kitchen/breakfast room, lovely garden, four double bedrooms, two bathrooms. The house is full of original features, and has a very homely feel. The master bedroom is on the top floor, and has a small dressing area, office space and is flooded with light. Sistova Road is situated off Bedford Hill, within minutes of Sainsburys, Waitrose, the trendy bars, restaurants and shops that the area has to offer.

**4 Bedrooms • 2 Bathrooms**

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Area Overview



Balham is an area offering great diversity for its residents. From the bustling High Street with its popular bars, restaurants and amenities to the Heaver Conservation area with its beautiful Victorian houses, Balham has plenty to offer either families or professional sharers. Tooting Bec Common is nearby with its famous lido. Typical properties in the area range from newly built apartment blocks and Victorian conversion flats to substantial family houses.



Sistova Road, Balham  Balham (0.2M),  Balham (0.3M),  Streatham Hill (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			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	33	38	(21-38) F	28	32
(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 SISTOVA ROAD, BALHAM, SW12



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.

🚶 1000m (17 mins) from Sistova Road



Bon Bon Sweet Shop

Located on Bramfield Road in Clapham, this popular independent coffee shop has recently undergone a refurbishment and is now one of the favourite breakfast destinations in Clapham.

🚶 1300m (22 mins) from Sistova Road



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.

🚶 1400m (23 mins) from Sistova 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.

🚶 1500m (25 mins) from Sistova 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.

🚶 1500m (25 mins) from Sistova Road



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.

🚶 1600m (27 mins) from Sistova Road