

**Battersea Office**

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**KELMSCOTT ROAD, WANDSWORTH, SW11**  
**£919 per week****Preliminary Details**

A stunning and very well presented Victorian family house situated in an ideal location 'Between the Commons' moments from the shops, restaurants and amenities on Northcote Road, and transport at Clapham Junction BR. The house is in very good order and offers spacious family accommodation. Double reception room, side-extended modern kitchen/breakfast room, spacious lower ground floor family room/ second reception room with storage, shower room, utility room with storage, master bedroom, four further bedrooms (one with en-suite shower), main family bathroom. Pretty south-facing patio garden.

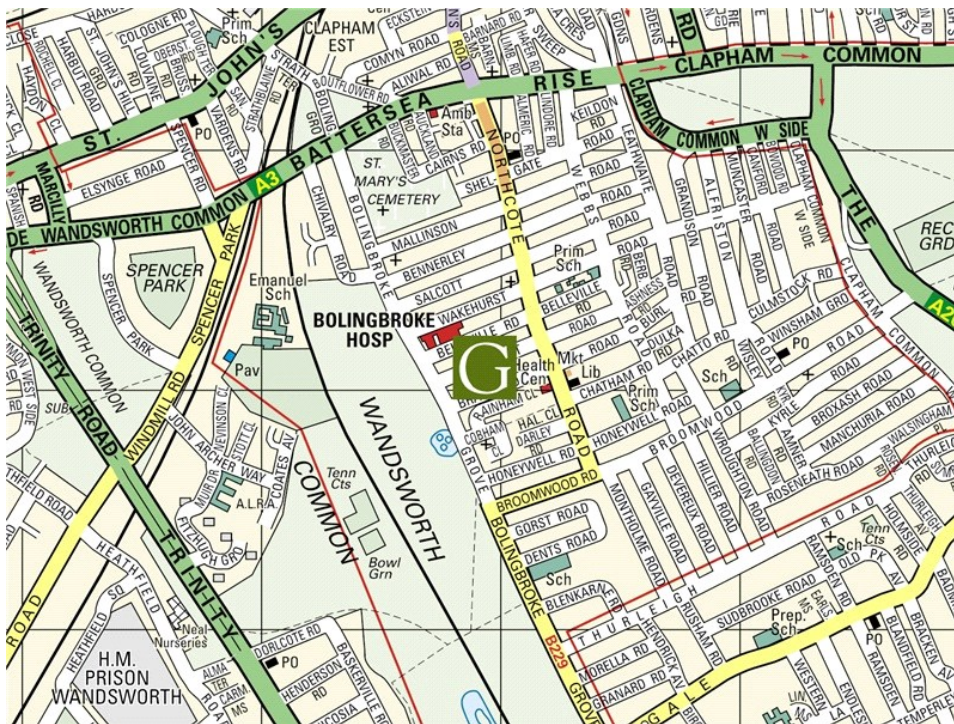
**5 Bedrooms • 4 Bathrooms**

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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.



Kelmscott Road, Wandsworth ➡ Clapham Junction (0.6M), ➡ Wandsworth Common (0.7M), ➡ Clapham South (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

## PLACES OF INTEREST NEAR KELMSCOTT ROAD, WANDSWORTH, SW11



### 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.

🚶 200m (3 mins) from Kelmscott Road



### 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.

🚶 200m (3 mins) from Kelmscott Road



### Recipease

From the famously quirky chef, Jamie Oliver, comes a new and exciting food concept, "do it yourself" cooking. Under the guidance of professional chefs, people are invited to learn the tricks of the trade in this welcoming and buzzing environment. The first of store has opened in Clapham, with more planned to open in the coming year.

🚶 700m (12 mins) from Kelmscott 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.

🚶 800m (13 mins) from Kelmscott 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 Kelmscott Road



### Jongleurs

Jongleurs Comedy was first established in 1983 by Maria Kempinska in Battersea, South London. There are now 16 clubs across the UK, with over 3.5 million visitors per year and they have helped to launch the careers of big names such as Eddie Izzard, Jimmy Carr and Jack Dee.

🚶 900m (15 mins) from Kelmscott Road