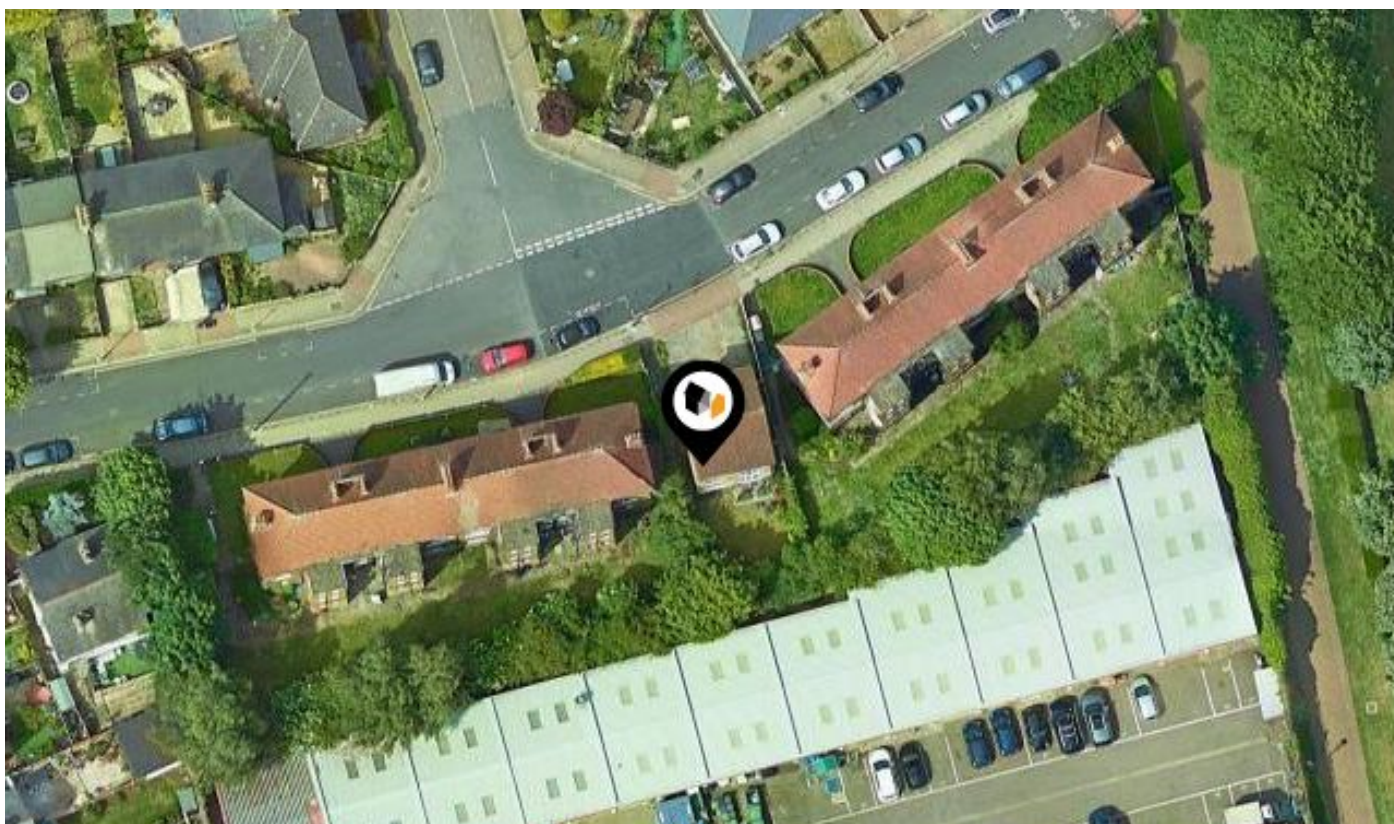


See More Online

# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 22<sup>nd</sup> January 2024



## ASTON HOUSE, 69, BRATHWAY ROAD, LONDON, SW18

Rental Price pcm : £1,500

### Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

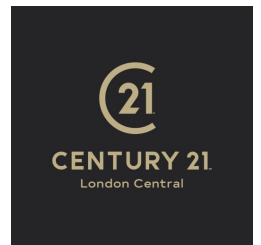
roger.collings@century21uk.com

www.century21uk.com



# Introduction

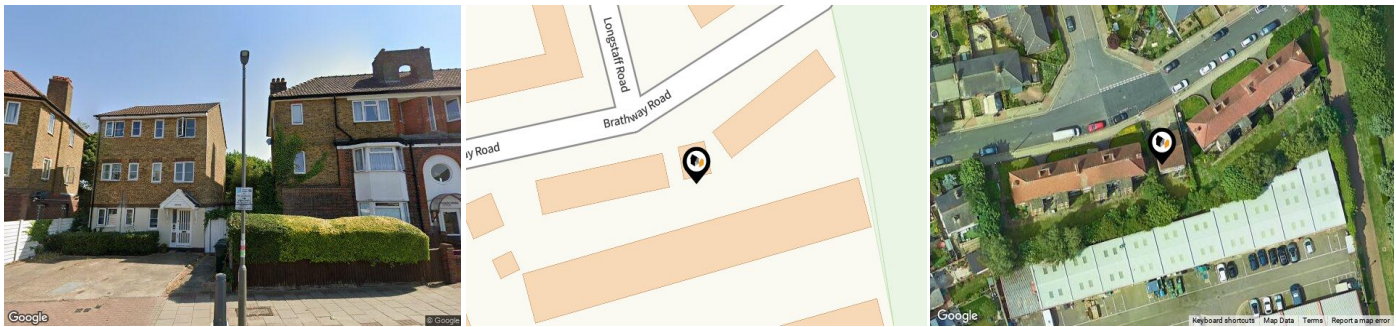
## Our Services



**Our Agency:** Century21  
**Your Agent:** Roger Collings  
**Agent Contact:** 020 7630 1099  
**Agent Email:** roger.collings@century21uk.com

Welcome Brathway Road in the vibrant city of London. This excellent 1-bedroom apartment is now available for rent. There is spacious living room adorned with stylish furniture and good interior design. The apartment boasts a well equipped kitchen. The bedroom offers a cosy retreat, featuring a comfortable bed and ample storage space for all your belongings. The bathroom is modern and elegant, providing a relaxing atmosphere for your daily bathing rituals. Situated in a prime location, this apartment offers easy access to the bustling city life while providing a peaceful sanctuary to come home to. Enjoy the lush greenery and tranquillity of the nearby park, perfect for leisurely strolls or picnics. The surrounding area is filled with charming architecture and tree-lined streets, creating a picturesque backdrop for your daily adventures. With its convenient location, you'll find yourself just moments away from various amenities, including shops, restaurants, and entertainment options. The nearby road connections ensure easy access to the rest of London, allowing you to explore everything this vibrant city has to offer. This property offers exceptional value for its prime location and desirable features. Contact us today to arrange a viewing and secure your new London residence. Note: The property is available for long let only and is available now.

# Property Overview



## Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	398 ft <sup>2</sup> / 37 m <sup>2</sup>
Year Built :	1983-1990
Council Tax :	Band C
Annual Estimate:	£776
UPRN:	100022618541

Price Estimate:	TBC
Rental Price pcm:	£1,500
Yield:	(-)%

## Local Area

Local Authority:	Wandsworth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	High

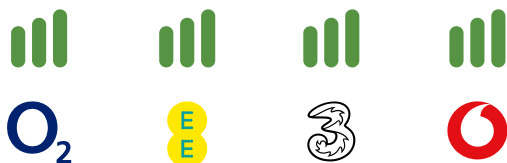
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

12 mb/s	80 mb/s	- mb/s

### Mobile Coverage:

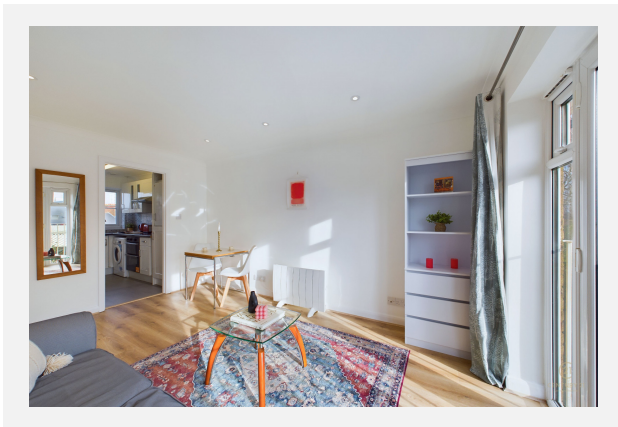
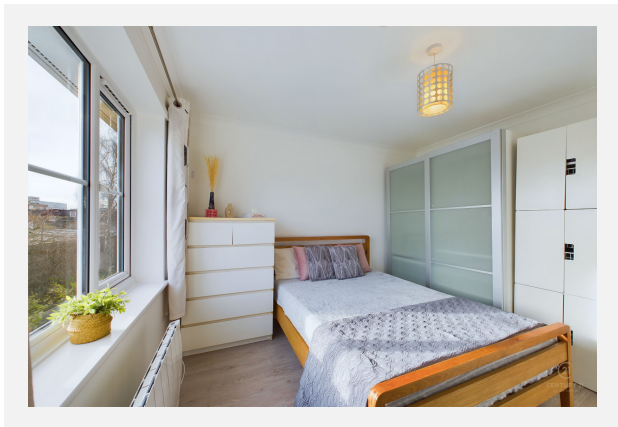
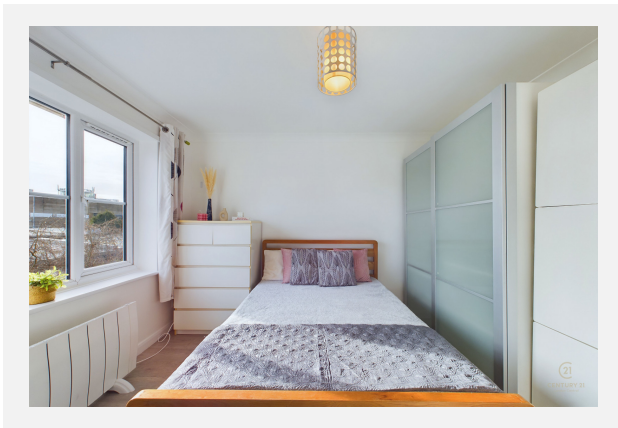
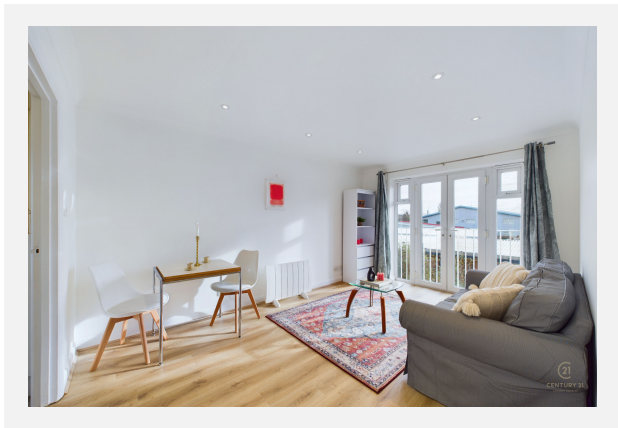
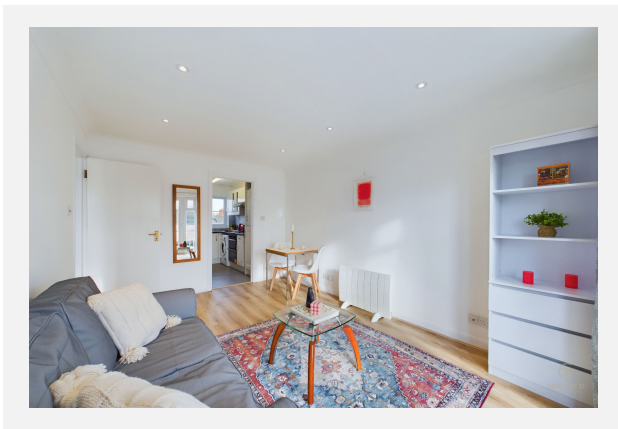
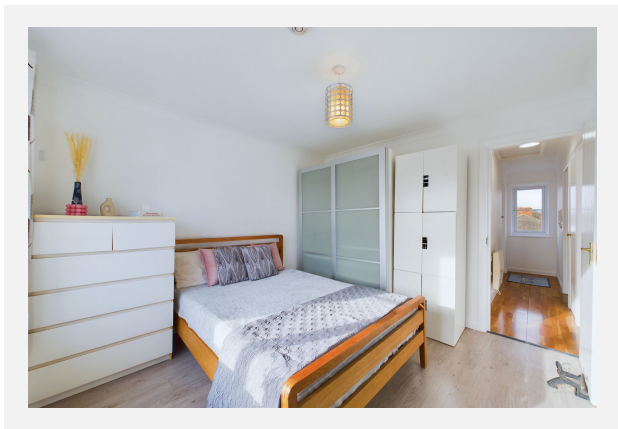
(based on calls indoors)



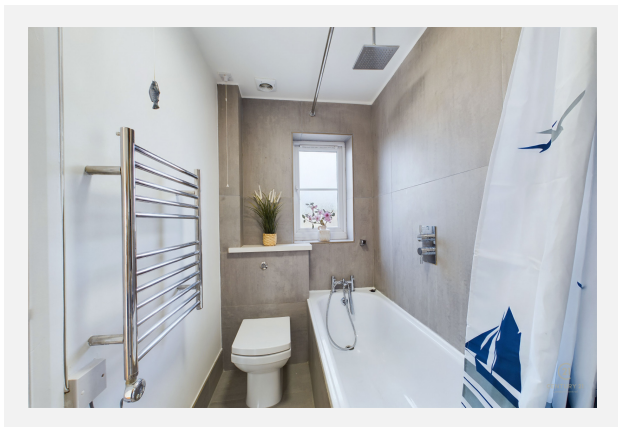
### Satellite/Fibre TV Availability:



# Gallery Photos



# Gallery Photos

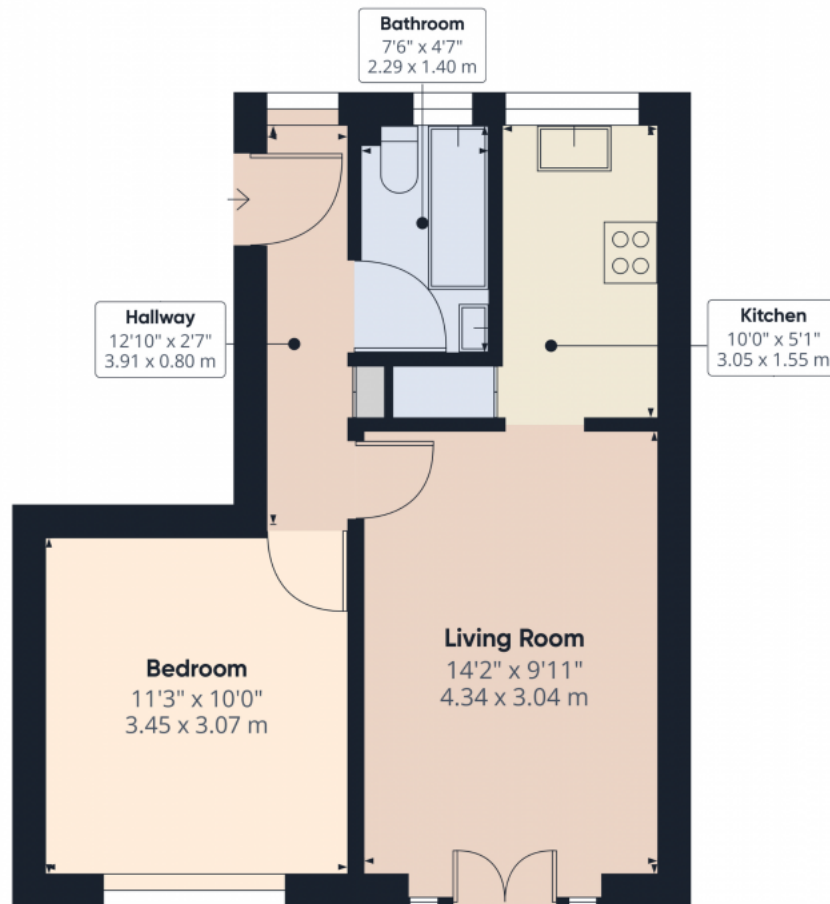


## ASTON HOUSE, 69, BRATHWAY ROAD, LONDON, SW18

**CENTURY 21**  
London Central

**Aston House, 69 Brathway Road**  
London, SW18

APPROX. GROSS INTERNAL AREA  
**414.84 ft<sup>2</sup> / 38.54 m<sup>2</sup>**



- Second Floor -

	APPROX. GROSS INTERNAL AREA The footprint of the property <b>414.84 ft<sup>2</sup> / 38.54 m<sup>2</sup></b>		APPROX. NET INTERNAL AREA Excludes walls and external features <b>395.73 ft<sup>2</sup> / 36.76 m<sup>2</sup></b>		APPROX. HEADROOM AREA below 1.5m / 4.92ft <b>0.0 ft<sup>2</sup> / 0.0 m<sup>2</sup></b>		APPROX. EXTERNAL STRUCTURAL FEATURES Balconies, Terraces, Etc <b>0.0 ft<sup>2</sup> / 0.0 m<sup>2</sup></b>
--	--	--	---	--	---	--	---



This floor plan is for illustration purposes only - Not To Scale  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright turokmedia.com

# Property EPC - Certificate



ASTON HOUSE, 69 BRATHWAY ROAD, LONDON, SW18

Energy rating

# D

Valid until 01.08.2023

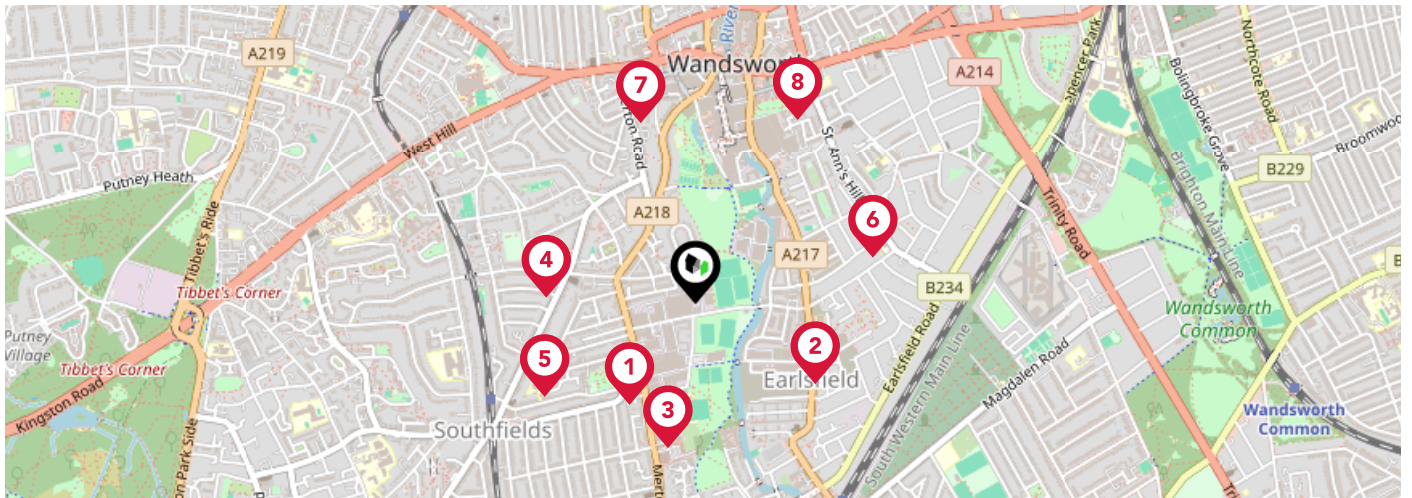
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	Top-floor flat
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Energy:</b>	Very poor
<b>Main Heating Controls:</b>	No thermostatic control of room temperature
<b>Main Heating Controls Energy:</b>	Poor
<b>Hot Water System:</b>	Electric immersion, standard tariff
<b>Hot Water Energy Efficiency:</b>	Very poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	(other premises below)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	37 m <sup>2</sup>

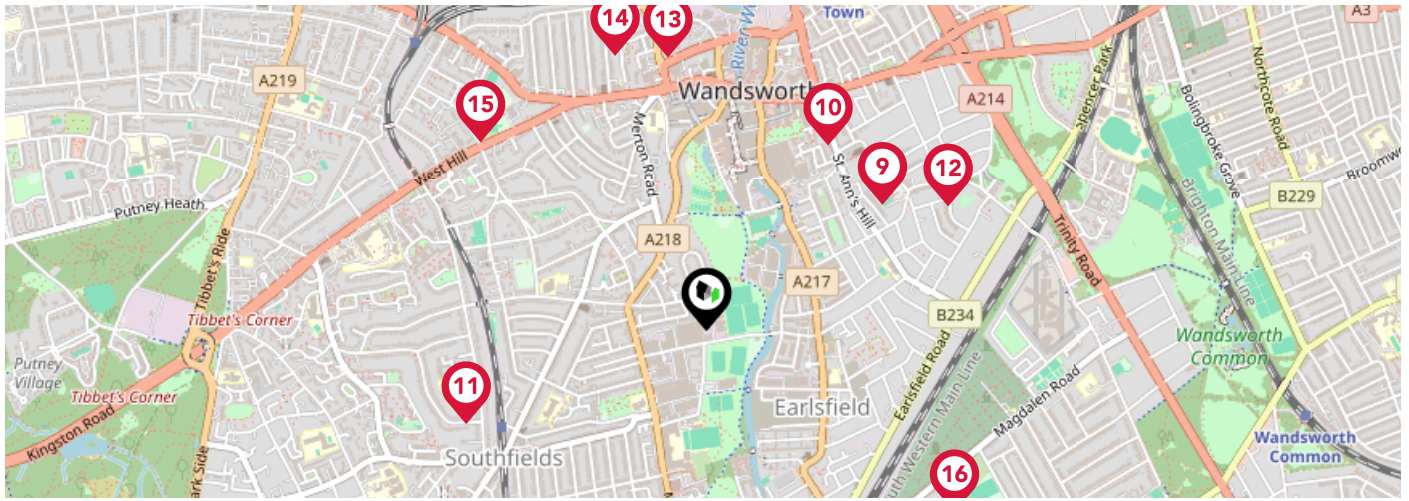


# Area Schools



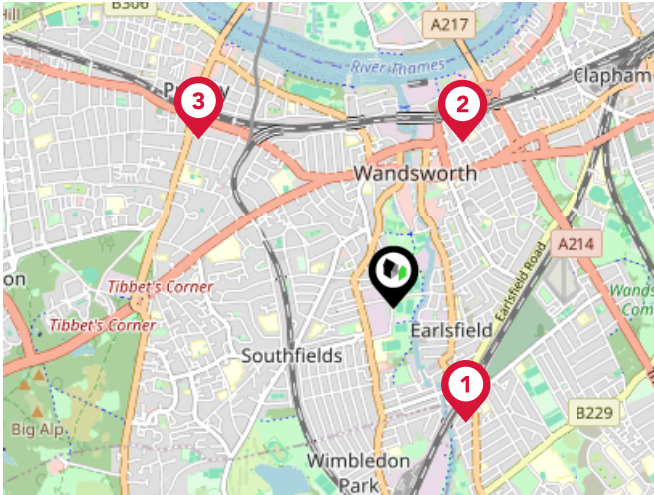
	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Riversdale Primary School</b> Ofsted Rating: Good   Pupils: 392   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Floreat Wandsworth Primary School</b> Ofsted Rating: Good   Pupils: 299   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Southfields Academy</b> Ofsted Rating: Good   Pupils: 1298   Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>St Michael's CofE Primary School</b> Ofsted Rating: Good   Pupils: 407   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Sheringdale Primary School</b> Ofsted Rating: Outstanding   Pupils: 426   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Swaffield Primary School</b> Ofsted Rating: Good   Pupils: 393   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>West Hill Primary School</b> Ofsted Rating: Good   Pupils: 252   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Anglo Portuguese School of London</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



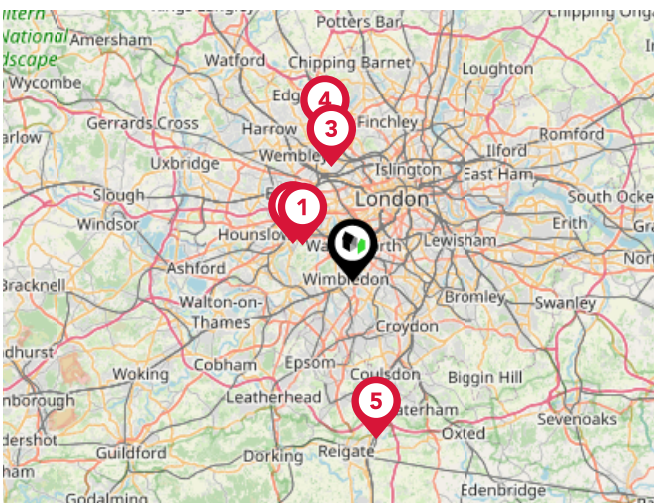
	Nursery	Primary	Secondary	College	Private
<b>Allfarthing Primary School</b> Ofsted Rating: Good   Pupils: 395   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Anne's CofE Primary School</b> Ofsted Rating: Good   Pupils: 152   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Saint Cecilia's Church of England School</b> Ofsted Rating: Good   Pupils: 944   Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Wandsworth Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 85   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Roche School</b> Ofsted Rating: Not Rated   Pupils: 346   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Joseph's Catholic Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 213   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ashcroft Technology Academy</b> Ofsted Rating: Outstanding   Pupils: 1305   Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Beatrix Potter Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



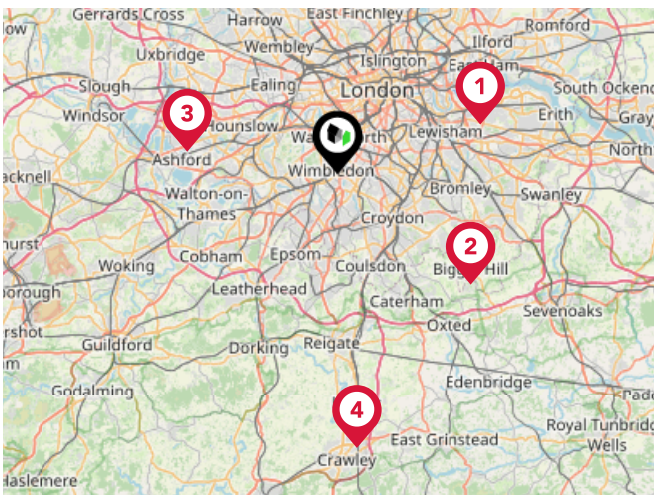
## National Rail Stations

Pin	Name	Distance
1	Earlsfield Rail Station	0.63 miles
2	Wandsworth Town Rail Station	0.83 miles
3	Putney Rail Station	1.19 miles



## Trunk Roads/Motorways

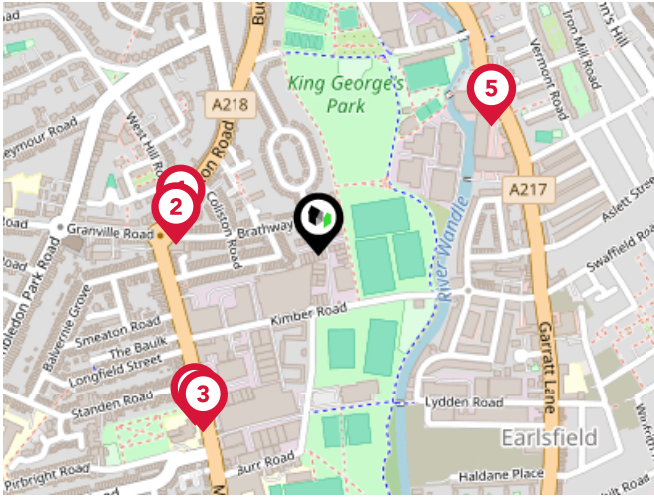
Pin	Name	Distance
1	M4 J1	4.6 miles
2	M4 J2	5.18 miles
3	M1 J1	8.64 miles
4	M1 J2	10.87 miles
5	M23 J7	11.68 miles



## Airports/Helipads

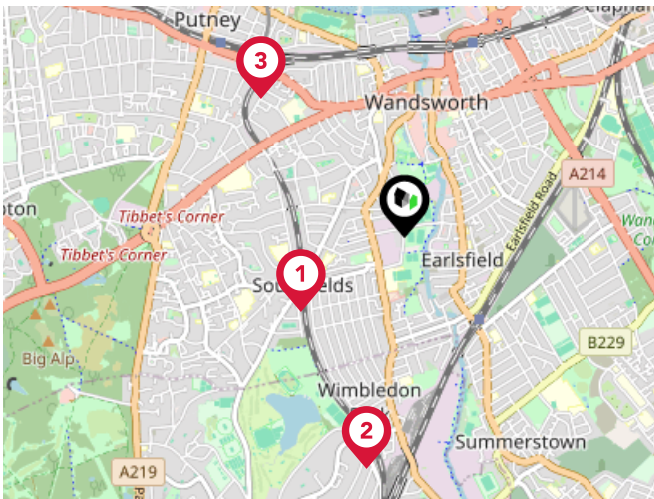
Pin	Name	Distance
1	London City Airport	11.21 miles
2	Biggin Hill Airport	12.79 miles
3	London Heathrow Airport	11.22 miles
4	London Gatwick Airport	20.34 miles

# Area Transport (Local)



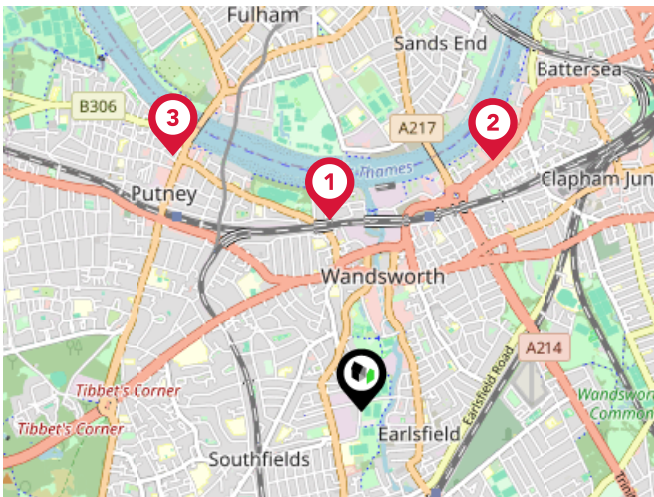
## Bus Stops/Stations

Pin	Name	Distance
1	The Park Tavern	0.16 miles
2	The Park Tavern	0.16 miles
3	Standen Road	0.24 miles
4	Standen Road	0.24 miles
5	The Old Sergeant	0.25 miles



## Local Connections

Pin	Name	Distance
1	Southfields Underground Station	0.58 miles
2	Wimbledon Park Underground Station	1.08 miles
3	East Putney Underground Station	0.92 miles



## Ferry Terminals

Pin	Name	Distance
1	Wandsworth Riverside Quarter Pier	0.9 miles
2	Plantation Wharf Pier	1.31 miles
3	Putney Pier	1.47 miles



## Century21

---

GIVING 121% - DEFYING MEDIOCRITY

The CENTURY 21® brand has the scale and the reputation to lead the real estate industry into the future. While others focus on simply facilitating a transaction, CENTURY 21® Agents believe in the value of delivering extraordinary experiences by defying mediocrity and always giving you 121%.



## Roger Collings

---

57 years in Real Estate:

Few can rival Roger's industry and market knowledge having been at the forefront of the housing market for close to six decades. In 1965 training as a surveyor before becoming a real estate agent, his wealth of property experience has been a valuable asset to both his clients and agents he has mentored.

While Roger manages property transactions on a Global scale and across London, he specialises in residential property sales and lettings in Westminster, Pimlico, St. James, Chelsea, Mayfair and Knightsbridge. Having lived and worked in Westminster/Victoria for many years, Roger is well versed with the local market and the area's unique influences and target audiences.



## Testimonial 1



Friendly and professional staff. very helpful and supportive through out sale process. Will use them again and again. Highly recommended!

## Testimonial 2



My experience has been nothing but exceptional. They provided an extremely professional and thorough service through the letting process. They are a helpful, approachable and very efficient agency and I would highly recommend their service.

## Testimonial 3



Had a great experience! They followed up quickly providing a sufficient amount of insight and knowledge to help me purchase my apartment. Would definitely recommend them to anyone looking to buy or sell.



/C21uk



/Century21UK



/century21\_uk/



/company/century21-united-kingdom

# Century21 Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



**Century21**

85 Rochester Row Westminster London  
SW1P 1LJ  
020 7630 1099  
roger.collings@century21uk.com  
www.century21uk.com

