



www.hamways.com/southcroft-road

Welcome to Your New Home!

Welcome to Southcroft Road, we hope you will be happy in your new home.

What Hamways Do

Hamways are the Property Managers for your home. We look after the flats and common areas at Southcroft Road & can help with maintenance & tenancy queries. Full details of how to get in touch with us are on our website: www.hamways.com. We are fully digital, with a state-of-the-art Customer Portal, which allows you to report issues, check your account, make rent payments & more. This is the most efficient way to administer to non-urgent queries, however if you require immediate assistance, please call our main number on 01883 730890

Hamways are both a Property Manager & Letting agent & we look after an extensive portfolio nationally. We hope you will be happy in your new home for many years but if your circumstances do alter or you just feel it is time for a change, we are always here to help you.

Hamways Contact Details

- ❖ Web - www.hamways.com - visit our website to pay rent, report and track repairs, view documents and much more. All you need to register is the unique PIN and tenant reference provided in your welcome letter.
- ❖ Email - enquiries@hamways.com
- ❖ Phone - 01883 730890. Please press 1 to reach our repairs department or hold for all other enquiries.
- ❖ Office address - 104 Station Road East Oxted Surrey RH8 QQA

For urgent repairs outside normal working hours (9am- 5:30pm, Monday to Friday), please call 01883 730890. Press 1 and you will be directed to our out of hours partners Adiovu. If your repair is not urgent, please contact us the next working day.

The Local Area

Welcome to Streatham

We have put together some local information to help you discover your new neighbourhood. We hope you enjoy living here.

Public transport

Go to <https://tfl.gov.uk/plan-a-journey/> to plan your journey

London Underground

- ❖ Tooting Broadway (Northern Line) - 1 mile
- ❖ Tooting Bec (Northern Line) - 1.4 mile
- ❖ Colliers Wood (Northern Line) - 1.5 miles

Train

- ❖ Tooting (Thameslink) - 0.6 miles
- ❖ Streatham Common (Southern Railway) - 0.8 miles
- ❖ Streatham (Thameslink and Southern Railway) - 1.2 miles

Buses

From Crowborough Road or Amen Corner

- ❖ 57 - towards Streatham Hill or Tooting Broadway, Colliers Wood, South Wimbledon, Wimbledon, Raynes Park and Norbiton
- ❖ 127 - towards Tooting Broadway or Mitcham, Carshalton and Purley
- ❖ 333 - towards Tooting Broadway or Brixton and Elephant and Castle

From Tooting Station

- ❖ 44 - towards Earlsfield, Wandsworth, Battersea and Victoria
- ❖ 77 - towards Earlsfield, Clapham Junction, Battersea, Vauxhall and Waterloo
- ❖ 264 - towards St Georges Hospital or West Croydon
- ❖ 270 - towards Mitcham or Earlsfield, Wandsworth and Putney Bridge
- ❖ 280 - towards St Georges Hospital or Mitcham and Sutton
- ❖ 355 - towards Mitcham or Balham, Clapham South or Brixton
- ❖ N44 - towards Mitcham and Sutton or Earlsfield, Wandsworth, Battersea, Victoria, Westminster, Trafalgar Square and Aldwych

Local Markets

- ❖ Tooting Market, 21-23 Tooting High Street - open daily - 1 mile
- ❖ Broadway Market, 29 Tooting High Street - open Monday to Saturday 1 mile
- ❖ Balham Farmers Market, Henry Cavendish Primary School, Hydethorpe Road, SW12 0JA - Saturday 9-1 - 1.9 miles

Supermarkets

- ❖ Tesco Express, 189-191 Streatham Road - 0.5 miles
- ❖ Sainsburys Local - 85-86 Mitcham Lane - 0.6 miles
- ❖ Morrisons, St Marks Road - 1.5 miles

Pharmacy

- ❖ Bradbury Chemist, 86 Moyser Road - 0.4 miles
- ❖ Copsharm Pharmacy - 281-283 Mitcham Road - 0.6 miles
- ❖ Markrise Pharmacy, 121-125 Furzedown - 0.6 miles

Shopping

- ❖ Tooting Broadway - 0.9 miles
- ❖ Streatham High Road - 1.2 miles
- ❖ Balham High Toad - 1.8 miles

Parks & Green Spaces

- ❖ Tamworth Recreation Ground - 1 mile
- ❖ Streatham Common - 1.5 miles
- ❖ Tooting Bec Common - 1.2 miles

Information About Your Block

Hamways manages the whole block, including the common parts, at Southcroft Road Below you will find some general information and housekeeping points that we hope you will find helpful.

- ❖ **Local Authority** - Wandsworth Council, The Town Hall, Wandsworth High Street, London, SW18 2PU, <https://www.wandsworth.gov.uk/>, Tel: 020 8871 6000.
- ❖ **Refuse & Recycling** - Bins are stored in the concrete area to the front of the buildings and are emptied on a Monday. For more information about what can be recycled, please check this link <https://www.wandsworth.gov.uk/rubbish-and-recycling/household-rubbish-and-recycling-collection/what-to-put-in-clear-sacks-and-orange-lidded-recycling-banks/>
- ❖ **Television Aerial** - There is currently no communal television aerial system. You may make you own arrangements for television aerials. Please bear in mind that Planning Regulations limit the number, siting and size of dishes or aerial on any building.
- ❖ **Communal Areas** - We ask all users of the communal gardens to behave in a neighbourly way and to be considerate and respect your fellow residents. Your landlord does not permit smoking within the buildings.
- ❖ **Parking Arrangements** - There are no on-site parking facilities. On street parking is available in the vicinity. Please check for restrictions.
- ❖ **Bicycles** There is a bike storage facility at the rear of the building. Bicycles are left at the owner's own risk. Bicycles should not be stored in the common parts.

Council Tax and Utilities

- ❖ **Council Tax** - Please register with the local authority Wandsworth Council, The Town Hall, Wandsworth High Street, London, SW18 2PU, <https://www.wandsworth.gov.uk/>, Tel: 020 8871 6000

- ❖ **Water** - Your water supplier is Thames Water, PO Box 286, Swindon, SN38 2RA. Telephone: 0800 980 8800. For further information please follow the link below:
<http://www.thameswater.co.uk>

- ❖ **Gas and Electricity** - You are free to choose your own supplier. You should take meter readings at the start and end of your tenancy.