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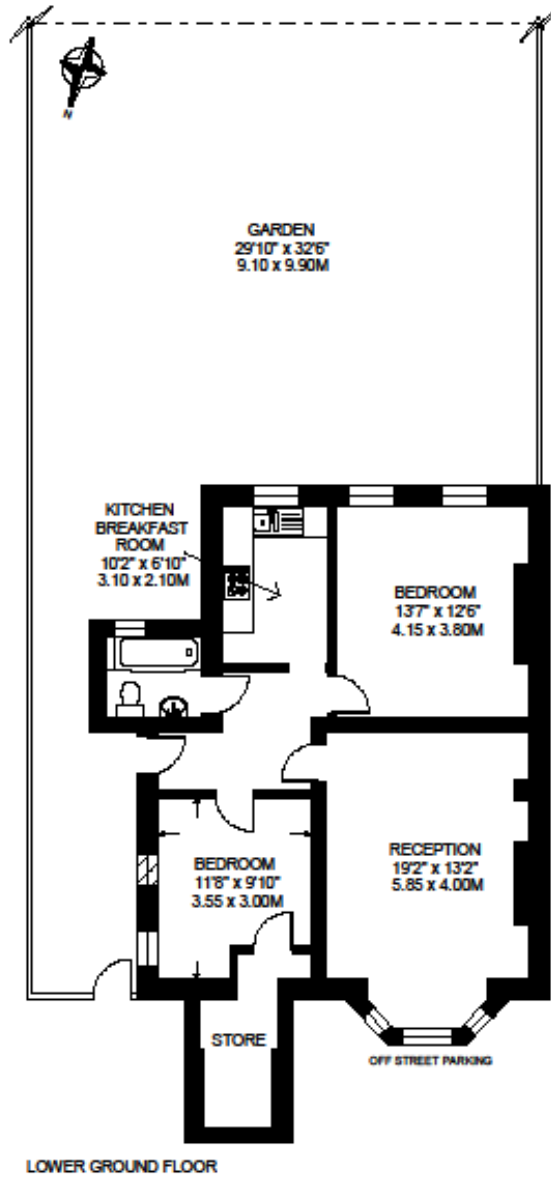
BALHAM

We are delighted to offer this deceptively spacious two double bedroom garden flat with allocated parking. Located in a quiet residential road yet within ten minutes' walk of central Balham.

£565,000 L/H

**FONTENOY ROAD
LONDON SW12**

**APPROXIMATE INTERNAL FLOOR AREA
783 SQ.FT. / 72.7 SQ.M.**



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ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO2) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	