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CLAPHAM SOUTH

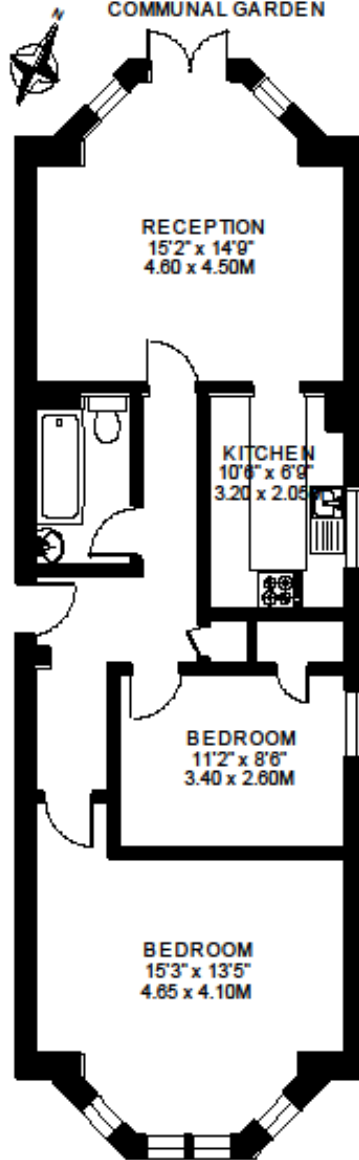
This ground floor Victorian conversion is extremely well presented and benefits from two double bedrooms, off street parking, bathroom/WC, fitted kitchen and delightful reception overlooking the shared rear garden. Located within ten minutes' walking distance of Clapham South & Wandsworth Common stations.

£404 pw / £1750 pcm – Fees apply

NIGHTINGALE LANE LONDON SW12

APPROXIMATE INTERNAL FLOOR AREA
732 SQ.FT. / 68.0 SQ.M.

COMMUNAL GARDEN



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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	49	61	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC