



**JOHN DEAN**  
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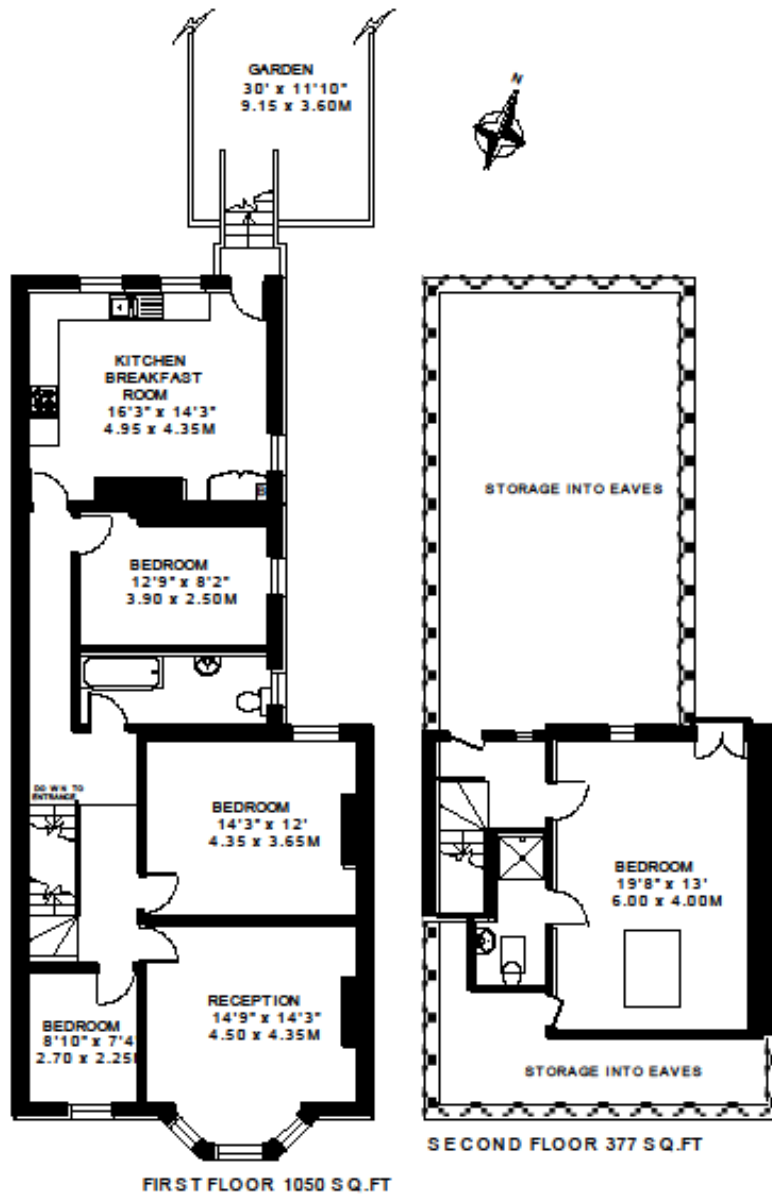
## **EARLSFIELD**

An incredibly spacious three/four bedroom first floor maisonette with an enormous kitchen/breakfast room and reception room, two bathrooms and own garden. Newly decorated and carpeted. Great location, close to Earlsfield mainline station and a good choice of shops, restaurants and bars on Garratt Lane.

**£525 pw / £2275 pcm – Fees apply**

# BURNTWOOD LANE LONDON SW17

APPROXIMATE INTERNAL FLOOR AREA  
**1427 SQ.FT. / 132.5 SQ.M**  
PLUS STORAGE IN EAVES 610 SQ.FT. / 56.6 SQ.M



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

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>			(81-91)	<b>A</b>		
(81-91)	<b>B</b>			(69-80)	<b>B</b>		
(69-80)	<b>C</b>			(55-68)	<b>C</b>		
(55-68)	<b>D</b>			(39-54)	<b>D</b>		
(39-54)	<b>E</b>	47	50	(21-38)	<b>E</b>	40	40
(21-38)	<b>F</b>			(1-20)	<b>F</b>		
(1-20)	<b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	