



**JOHN DEAN**  
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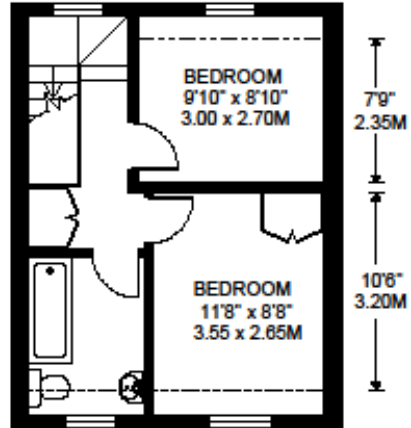
## **CLAPHAM**

A large split level four double bedroom apartment with two bathrooms, a superb kitchen, rear balcony and good size reception room. Located close to a huge variety of shops, bars and restaurants and within comfortable walking distance of both Clapham Junction and Wandsworth Common stations.

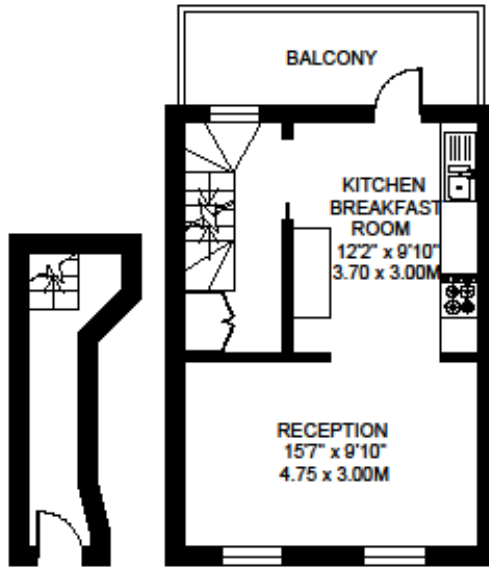
**£750 pw / £3250 pcm – Fees apply**

# CHATHAM ROAD LONDON SW11

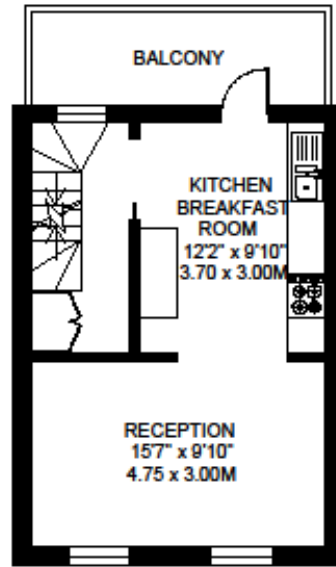
APPROXIMATE INTERNAL FLOOR AREA  
1080 SQ.FT. / 100.3 SQ.M.



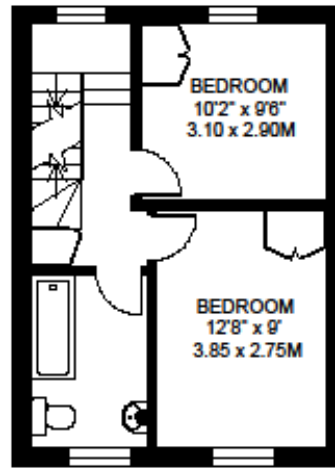
THIRD FLOOR 330 SQ.FT.



GROUND FLOOR  
50 SQ.FT.



FIRST FLOOR 350 SQ.FT.



SECOND FLOOR 350 SQ.FT.

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	64	61	64
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	