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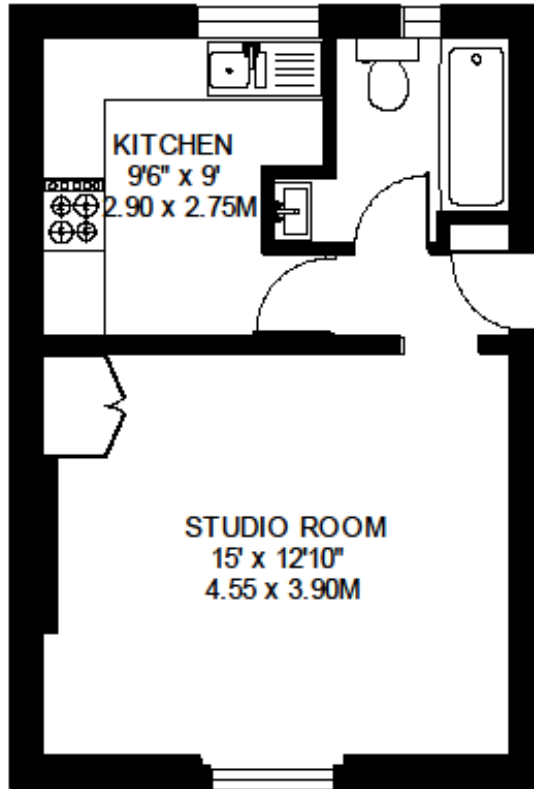
## **PARK HILL SW4 9PB**

A spacious first floor studio flat with great ceiling height, converted within this appealing Victorian property close to Clapham Common northern line tube. Abbeville Village is also close by, offering an interesting choice of shops, restaurants and bars.

**£242 pw / £1050 pcm – Fees apply**

**CLARION HOUSE  
LONDON SW4**

**APPROXIMATE INTERNAL FLOOR AREA  
342 SQ.FT. / 31.8 SQ.M.**



**FIRST FLOOR**

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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	
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	66	70	(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
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