



**JOHN DEAN**  
Estate Agents  
Chartered Surveyors

Tel: 020 8673 8855 Fax: 020 8673 4879  
email: [info@johndean.co.uk](mailto:info@johndean.co.uk)

189 Balham High Road, London SW12 9BA



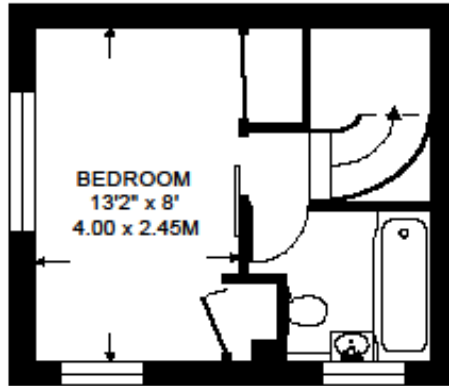
## **WANDSWORTH COMMON**

An immaculate and extremely well presented one double bedroom house with wood flooring in the reception room, a separate kitchen, patio garden and a very useful parking bay. Located in a sought after residential area between Tooting Bec Northern Line tube and Wandsworth Common mainline station

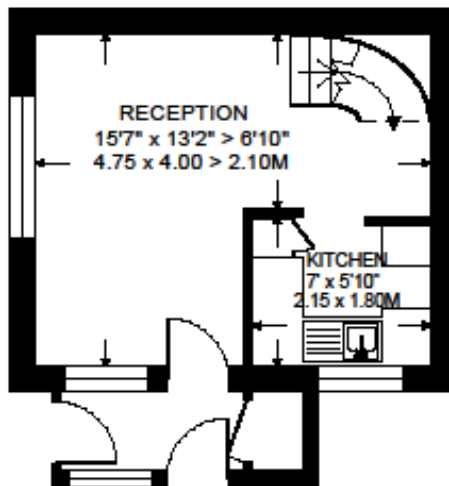
**£288 pw / £1248 pcm – Fees apply**

**COLLEGE GARDENS  
LONDON SW17**

**APPROXIMATE INTERNAL FLOOR AREA  
448 SQ.FT. / 41.6 SQ.M.**



**FIRST FLOOR 204 SQ.FT**



**GROUND FLOOR 244 SQ.FT**

**© FLOORPLAN PRODUCED FOR JOHN G. DEAN & Co. BY FLOORPLANNERS 07801 228850  
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 |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>                                       |           |   |           |
|  | 70        |   | 75        |
| <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |   |           |
|  |           | 66  |           |
| <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>  |           | <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p> |           |