



**JOHN DEAN**  
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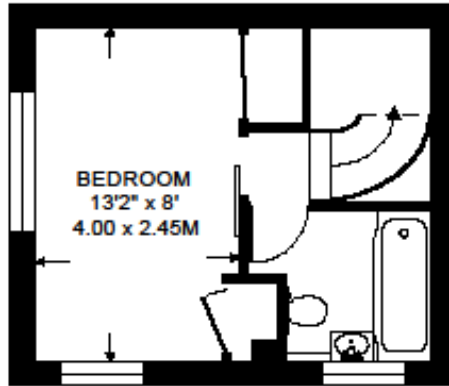
## **WANDSWORTH COMMON**

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

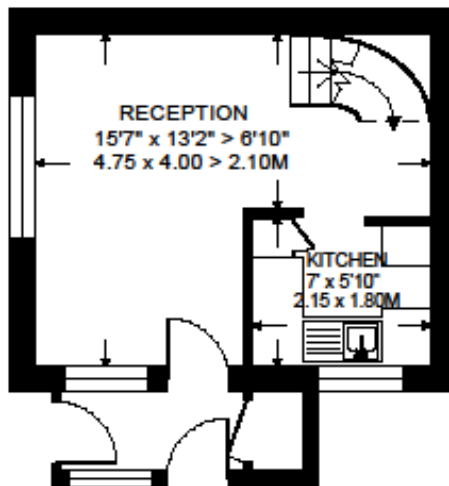
**£288 pw / £1248 pcm – Fees apply**

**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**

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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
<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>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	70	78	75
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	