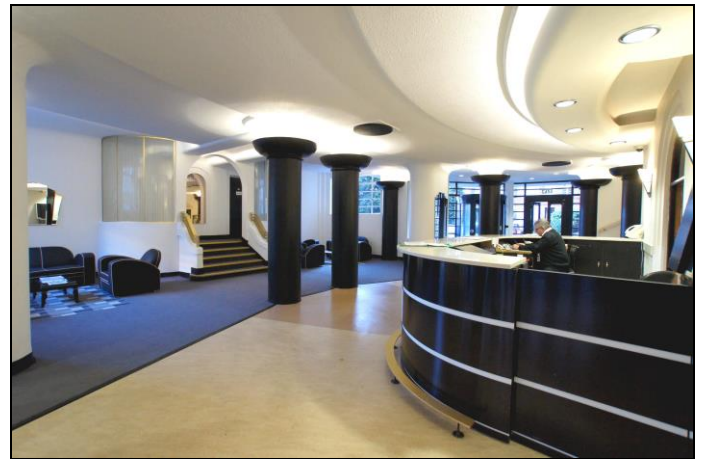




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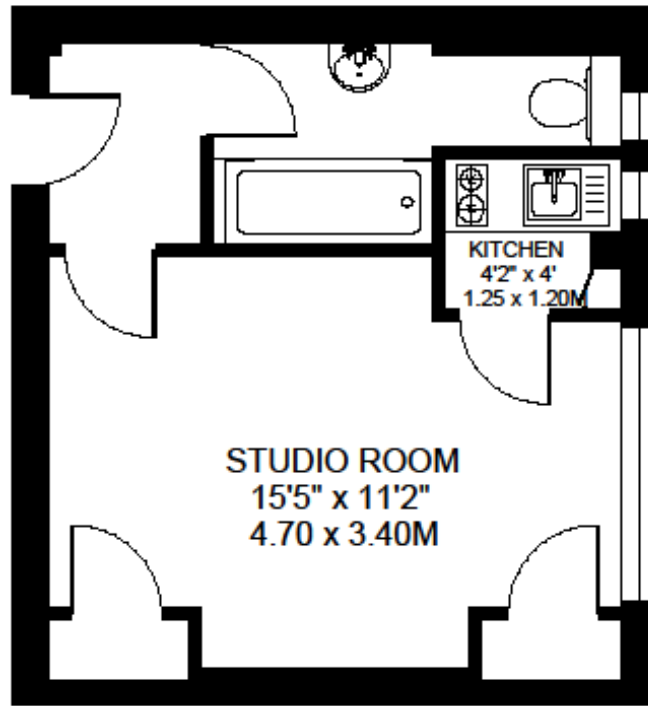


BALHAM. A beautifully presented and extremely bright studio flat with a southerly aspect overlooking a quiet courtyard, having the benefit of double glazing and a particularly well fitted kitchen and bathroom. Superb location, within a few minutes walk to all the amenities of central Balham.

£259,950 L/H

**DUCANE COURT
LONDON SW17**

**APPROXIMATE INTERNAL FLOOR AREA
263 SQ.FT. / 24.4 SQ.M.**



FIRST FLOOR

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	83	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	81	81