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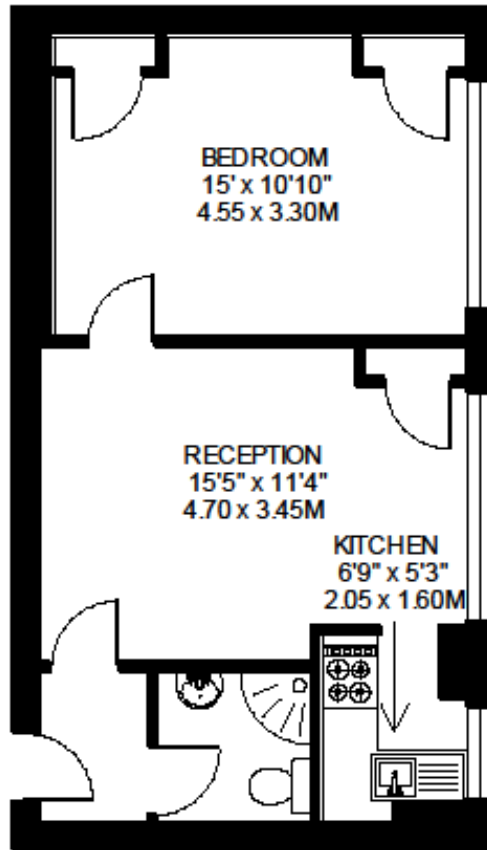
## **BALHAM**

A bright and well presented apartment with no onward chain, a large reception room, double bedroom and overlooking a quiet courtyard. Ideally situated close to all the amenities of central Balham, with excellent transport facilities, having both mainline and underground services close by.

**£385,000 L/H**

**DU CANE COURT  
LONDON SW17**

**APPROXIMATE INTERNAL FLOOR AREA  
428 SQ.FT. / 39.8 SQ.M.**



**FIFTH FLOOR**

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

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(82 plus)	A		Very environmentally friendly - lower CO <sub>2</sub> emissions	(82 plus)	A	
	(61-81)	B			(81-81)	B	
	(39-60)	C	77		(69-80)	C	
	(15-48)	D	77		(55-68)	D	72
	(10-54)	E			(39-54)	E	
	(21-38)	F			(21-38)	F	
Not energy efficient - higher running costs	(1-20)	G		Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20)	G	
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	