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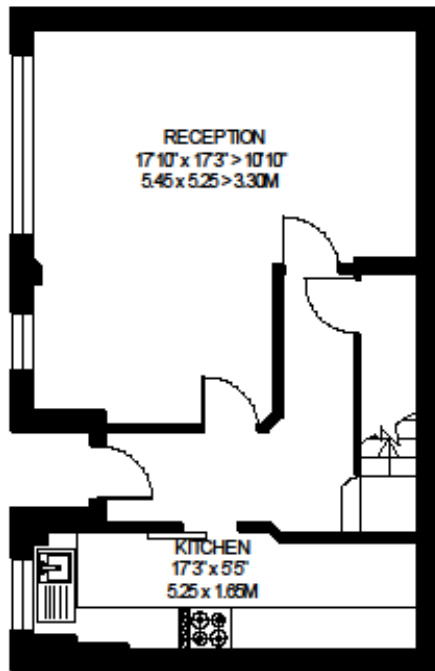
BALHAM

Superb split level apartment, with approx. 945 sq.ft / 87.8 sq.m of accommodation which provides two double bedrooms, large reception room and a good size kitchen. The flat enjoys its own private entrance off the pretty Japanese courtyard garden and is in immaculate condition with very generous storage space.

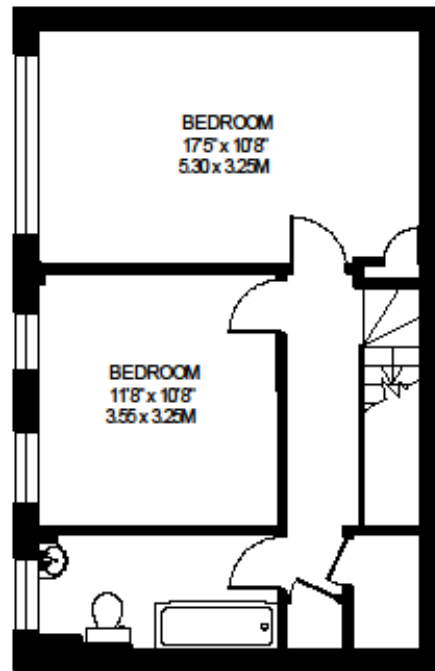
£625,000 Long lease

**DU CANE COURT
LONDON SW17**

**APPROXIMATE INTERNAL FLOOR AREA
945 SQ.FT. / 87.8 SQ.M.**



GROUND FLOOR 463 SQ.FT.



FIRST FLOOR 482 SQ.FT.

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	65
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		11	11
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	