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189 Balham High Road, London SW12 9BA



DU CANE COURT, BALHAM

A superb top floor studio flat with double glazing and stunning roof top views, located within a few minutes' walk of Balham tube/train station. A tremendous choice of shops, restaurants and bars are also close by on Balham High Road.

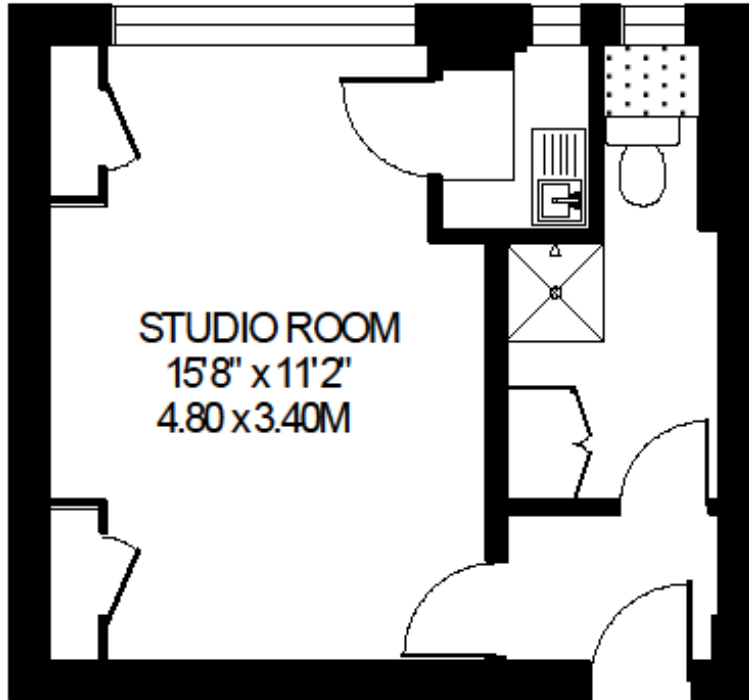
£231 pw / £1000 pcm (inc hot water and heating) – Fees apply

**DU CANE COURT
LONDON SW17**

**APPROXIMATE INTERNAL FLOOR AREA
262 SQ.FT. / 24.3 SQ.M.**



**KITCHEN
4'9" x 3'9"
1.45 x 1.15M**



SEVENTH FLOOR

© 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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (82 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	59	60	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC