



**JOHN DEAN**  
Estate Agents  
Chartered Surveyors

Tel: 020 8673 8855 Fax: 020 8673 4879  
email: [info@johndean.co.uk](mailto:info@johndean.co.uk)

189 Balham High Road, London SW12 9BA



## **DU CANE COURT, BALHAM**

A 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.

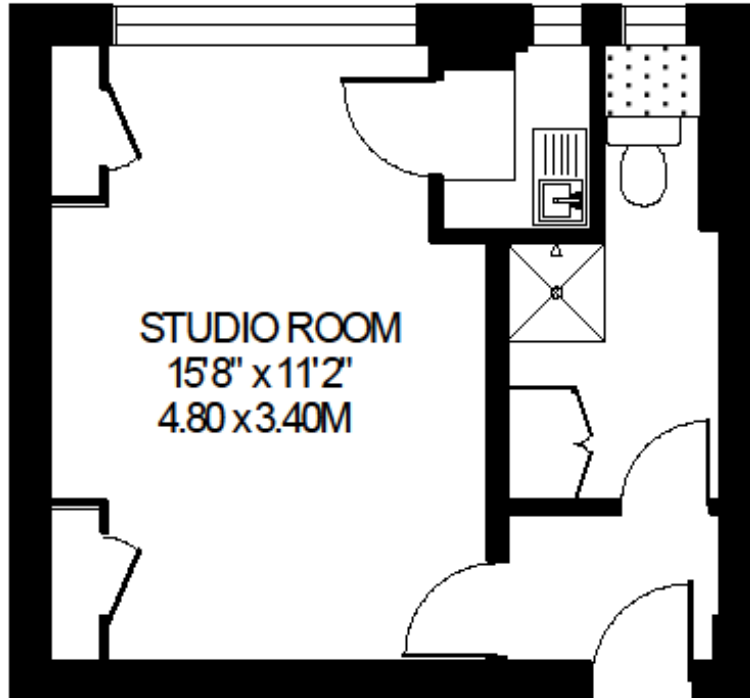
**£231 pw / £1000 pcm (inc hot water and heating) – Fees apply**

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