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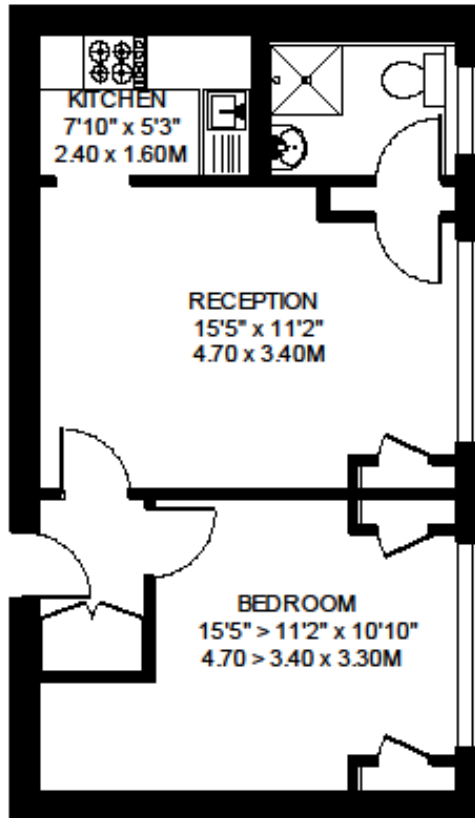
BALHAM

A tastefully modernised and well presented one bedroom fifth floor flat, facing a quiet internal courtyard and in a great position close to many shops, bars and restaurants on Balham High Road. Balham Tube and train station is close by.

£325 pw / £1408.33 pcm - Fees apply

**DU CANE COURT
LONDON SW17**

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



FIFTH 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	76
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(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	