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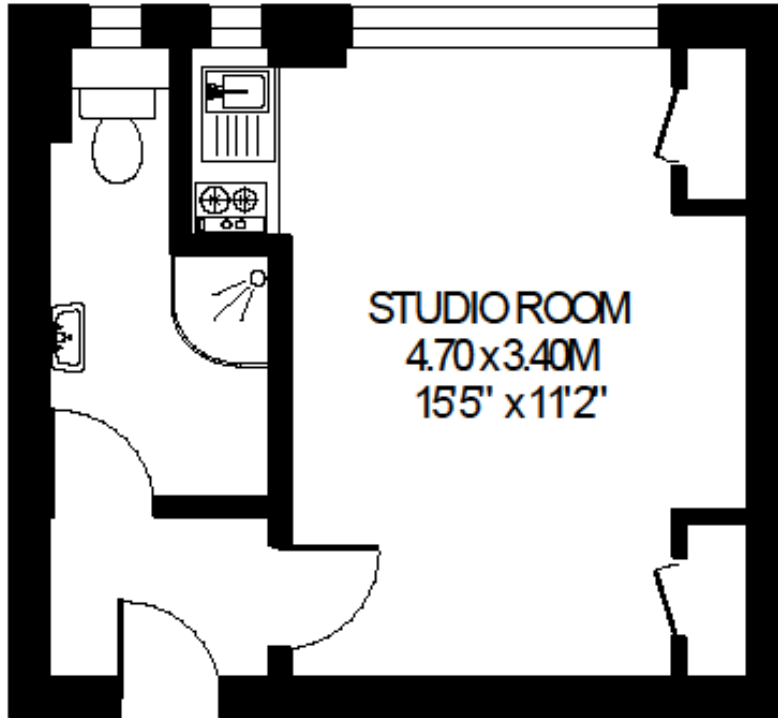
BALHAM

An extremely bright studio flat with a southerly aspect overlooking a quiet courtyard, having the benefit of double glazing and a particularly well fitted kitchen. Superb location close to all the amenities of Balham (tube and train).

£212 pw / £920 pcm (Hot water and heating included) – Fees apply

**DU CANE COURT
LONDON SW17**

APPROXIMATE INTERNAL FLOOR AREA
263 SQ.FT. / 24.4 SQ.M.



FOURTH 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	79
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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		71	72
England & Wales		EU Directive 2002/91/EC	