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Chartered Surveyors

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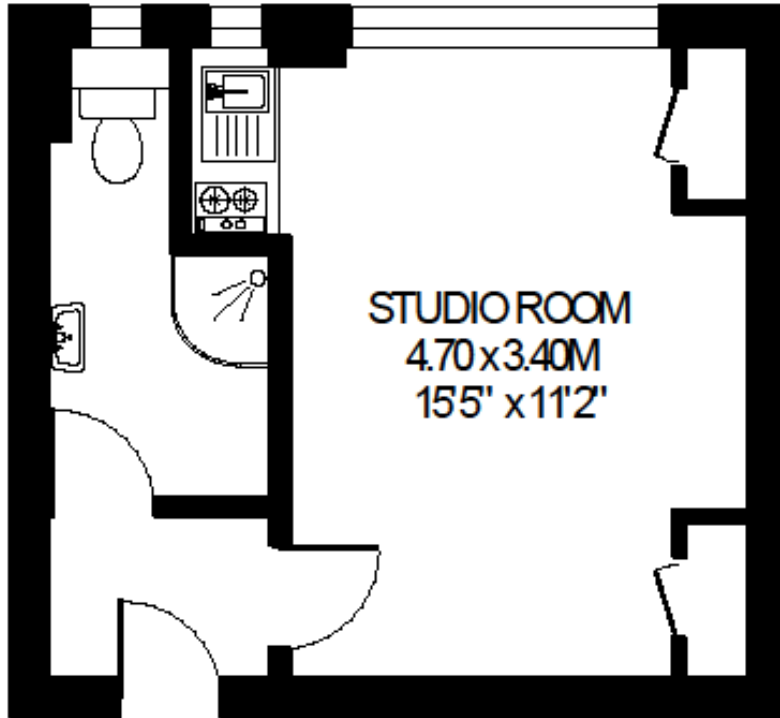


BALHAM

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).
£220 pw / £950 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 | |