



JOHN DEAN
Estate Agents
Chartered Surveyors

Tel: 020 8673 8855 Fax: 020 8673 4879
email: info@johndean.co.uk

189 Balham High Road, London SW12 9BA

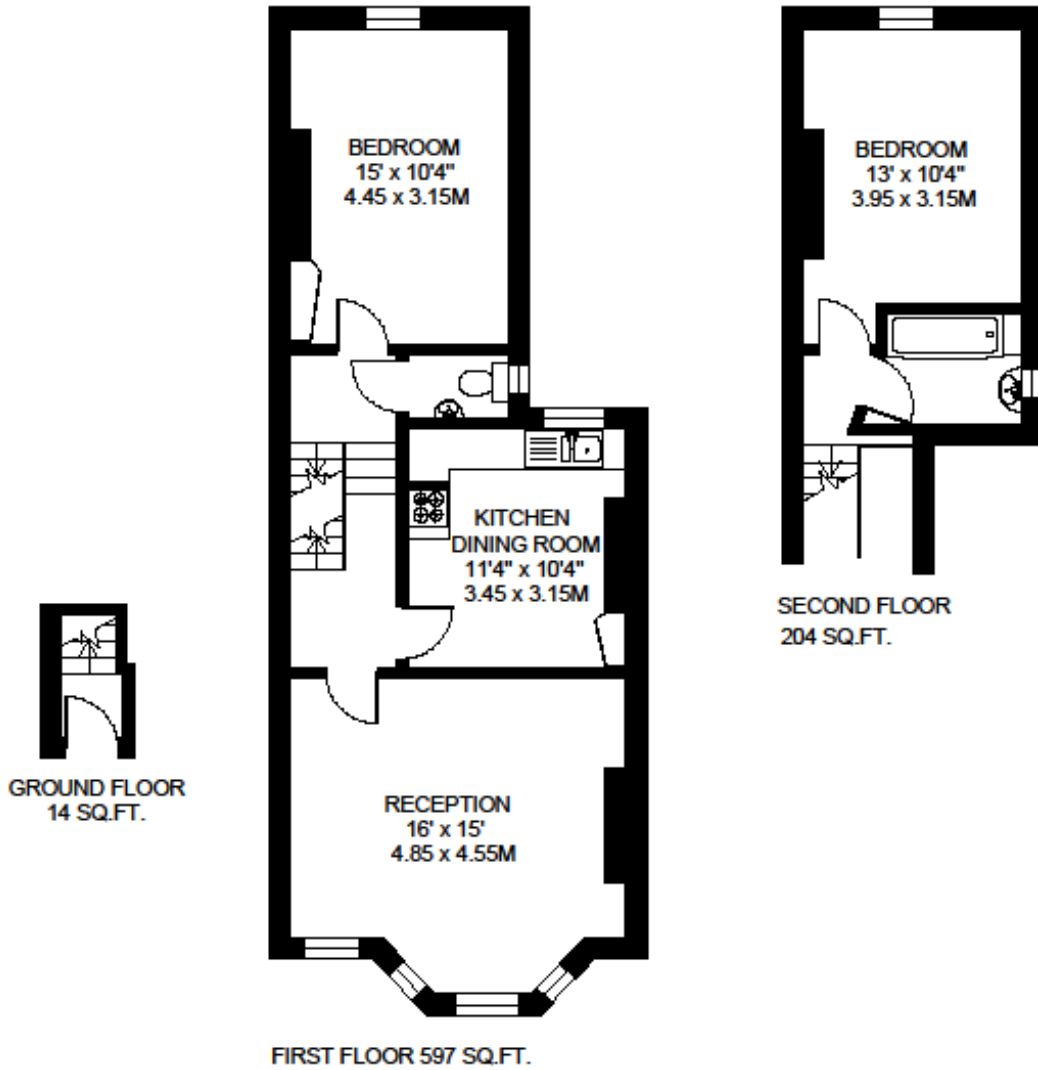


CLAPHAM. This well proportioned first floor apartment is being offered with no chain and benefits from bright split level accommodation with two equal size double bedrooms, an enormous reception room and a separate kitchen. Spoilt for choice with Clapham Common, Lavender Hill, Battersea Rise and Northcote Road all close by and Clapham Junction mainline station within a ten minute walk.

£599,950 L/H

**ELSPETH ROAD
LONDON SW11**

APPROXIMATE INTERNAL FLOOR AREA
815 SQ.FT. / 75.7 SQ.M.



© 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			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	56	58	(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