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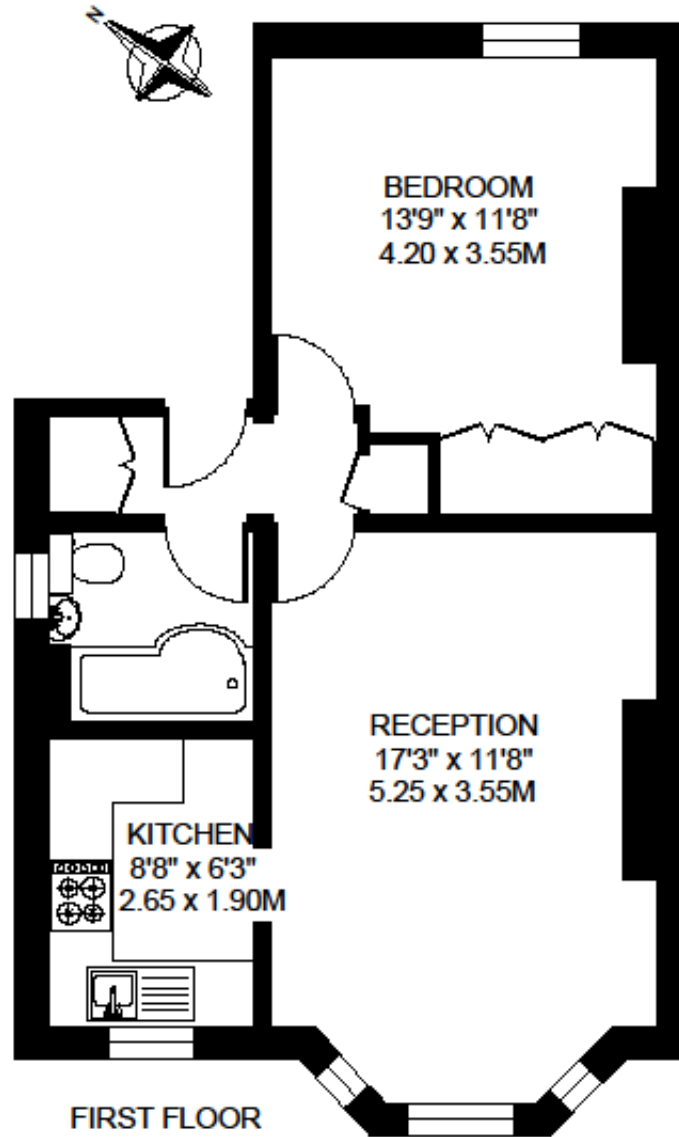


## **NIGHTINGALE TRIANGLE**

Located on a much sought after road within the highly desirable 'Nightingale Triangle', this character one bedroom first floor flat is close to Clapham South tube (Zone 2) and Balham station which provides tube and train services. Many shops, bars and restaurants can be found within a few minutes' walk on Balham High Rd  
**£346 pw / £1500 pcm – Fees apply**

**ENDLESHAM ROAD  
LONDON SW12**

**APPROXIMATE INTERNAL FLOOR AREA  
478 SQ.FT. / 44.4 SQ.M.**



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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			
England & Wales		72	76
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		68	72
		EU Directive 2002/91/EC	