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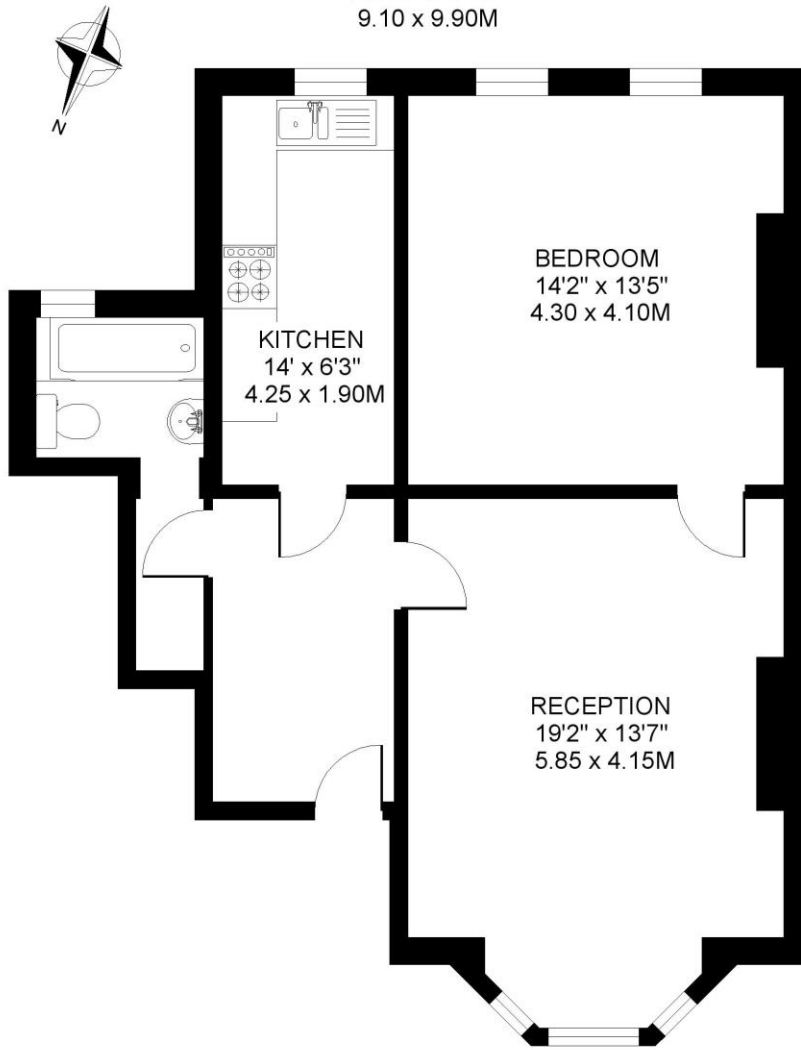
## **BALHAM**

A spacious one bedroom apartment with own garden and off street parking. Located within ten minutes walk of Balham tube and train as well a good choice of shops, restaurants and bars on Balham High Road.  
**£342 pw / £1483.33 pcm**

**FONTENOY ROAD  
LONDON SW12**

**APPROXIMATE INTERNAL FLOOR AREA  
670 SQ.FT. / 62.2 SQ.M.**

**SHARE OF GARDEN  
29'10" x 32'6"  
9.10 x 9.90M**



**GROUND 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>			(92 plus)	<b>A</b>		
(81-91)	<b>B</b>			(81-91)	<b>B</b>		
(69-80)	<b>C</b>			(69-80)	<b>C</b>		
(54-68)	<b>D</b>	<b>68</b>	<b>68</b>	(54-68)	<b>D</b>	<b>63</b>	<b>63</b>
(39-54)	<b>E</b>			(39-54)	<b>E</b>		
(21-38)	<b>F</b>			(21-38)	<b>F</b>		
(1-20)	<b>G</b>			(1-20)	<b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	