



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



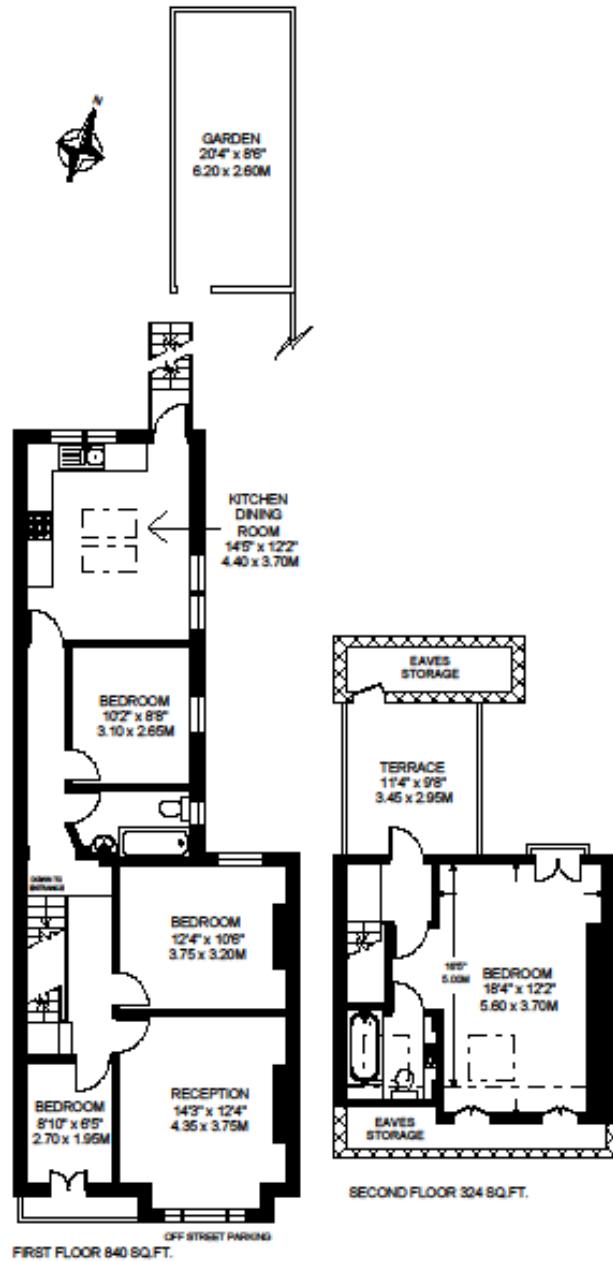
BALHAM

An incredibly spacious first floor, split level apartment, modernised to a very high standard. Three doubles plus one single bedroom, bathroom, en-suite shower room, reception room, kitchen/breakfast room with vaulted ceiling, roof terrace, own rear garden and off street parking. Close to Balham tube/train station.

£600 pw / £2600 pcm – Fees apply

FONTENOY ROAD LONDON SW12

APPROXIMATE INTERNAL FLOOR AREA
1164 SQ.FT. / 108 SQ.M.
PLUS EAVES STORAGE: 87 SQ.FT / 8 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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A			(81-91)	A		
(81-91)	B			(69-80)	B		
(69-80)	C			(54-68)	C		
(54-68)	D			(40-53)	D	64	65
(39-53)	E			(21-38)	E		
(21-38)	F			(9-20)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		69	70	England & Wales		64	65
EU Directive 2002/91/EC				EU Directive 2002/91/EC			