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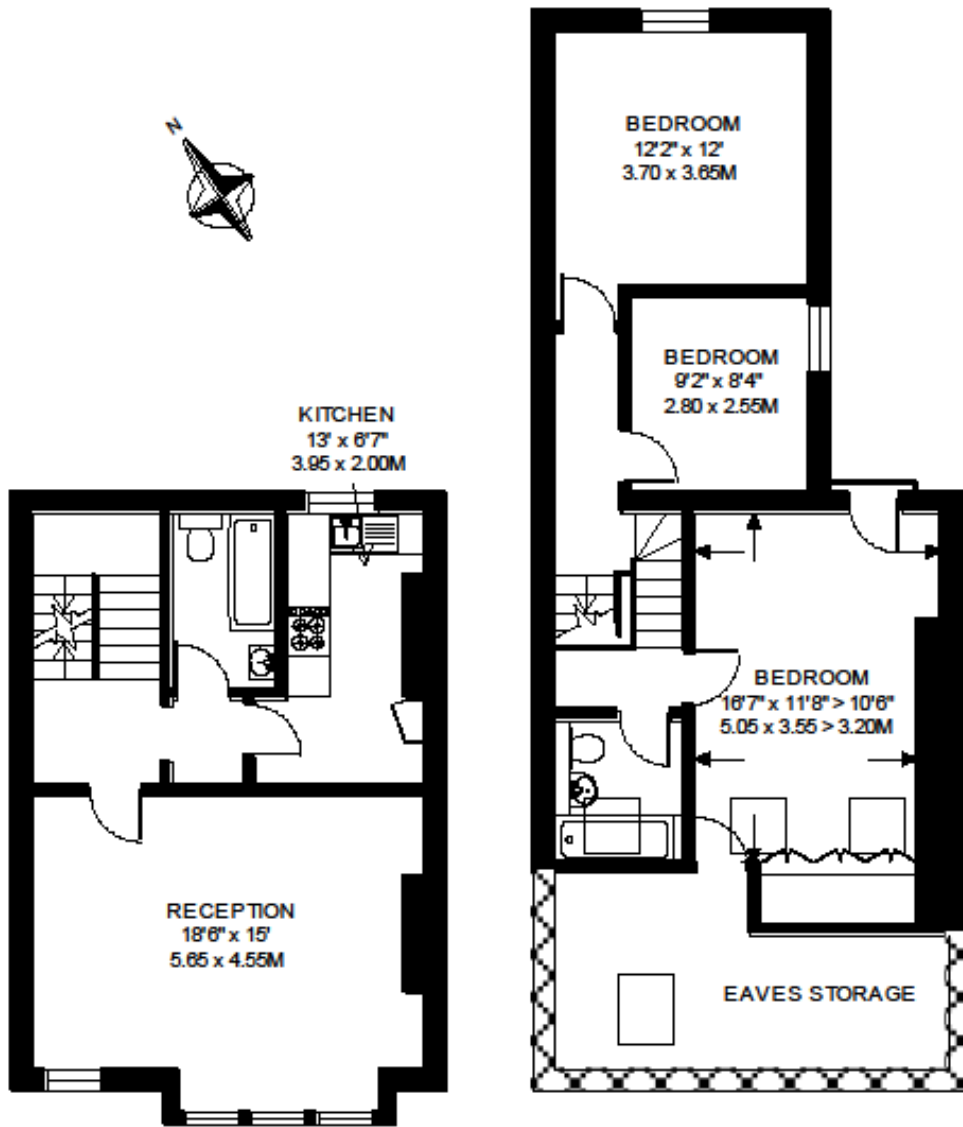
Tooting Bec

A spacious split level Victorian conversion with three double bedrooms, two bathrooms, large reception room and separate kitchen. Superb location with Tooting Bec Common at the end of the road and less than ten minutes' walk to either Tooting Bec underground or Balham tube/train station.

£531 pw / £2300 pcm - Fees apply

**LOUISVILLE ROAD
LONDON SW17**

**APPROXIMATE INTERNAL FLOOR AREA
1092 SQ.FT. / 101.4 SQ.M.
PLUS EAVES STORAGE 146 SQ.FT. / 13.6 SQ.M.**



FIRST FLOOR 508 SQ.FT.

SECOND FLOOR 584 SQ.FT.

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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 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-69)	D			(55-69)	D		
(39-54)	E	43	51	(39-54)	E	38	43
(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	