



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



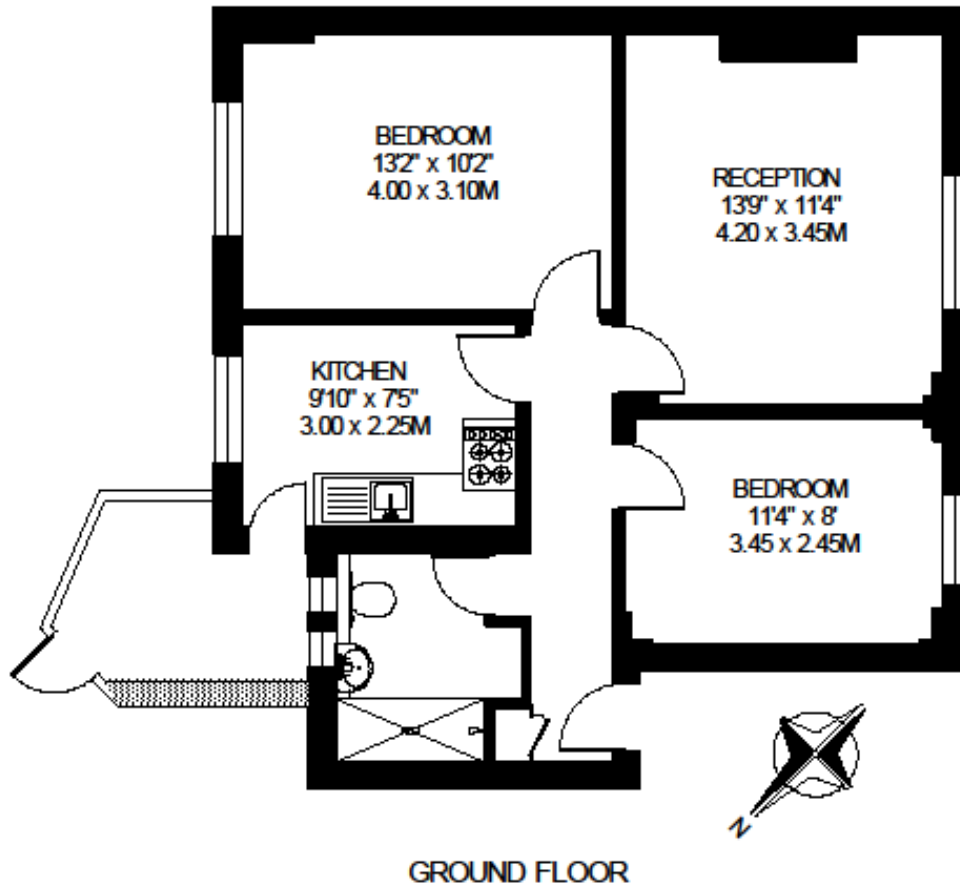
BALHAM

A great opportunity for the first time buyer. This two double bedroom ground floor apartment has the benefit of a very long lease, double glazing and well presented accommodation. The property also benefits from a balcony /patio area with direct access onto the communal gardens.

£425,000 L/H

**MOIRA COURT
LONDON SW17**

**APPROXIMATE INTERNAL FLOOR AREA
590 SQ.FT. / 54.8 SQ.M.**



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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 plus) A			(82 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(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
	72	74	69
England & Wales	EU Directive 2002/91/EC		England & Wales
	EU Directive 2002/91/EC		