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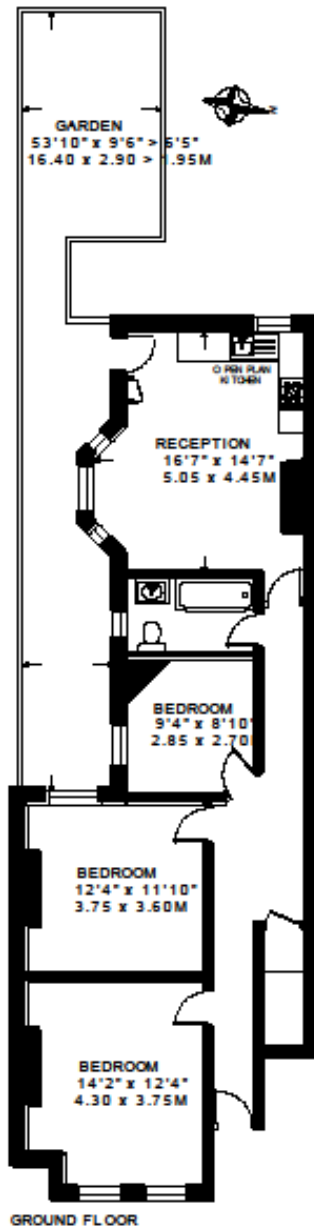
BALHAM

A tastefully decorated three double bedroom ground floor maisonette with large open-plan reception room/kitchen and rear garden. Fantastic location, between Balham, Wandsworth Common & Tooting Bec.

£485 pw / £2100 pcm

NEVIS ROAD LONDON SW17

APPROXIMATE INTERNAL FLOOR AREA
868 SQ.FT. / 80.6 SQ.M.



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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		
(55-68)	D			(55-68)	D		
(39-54)	E	50	60	(39-54)	E	44	53
(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	