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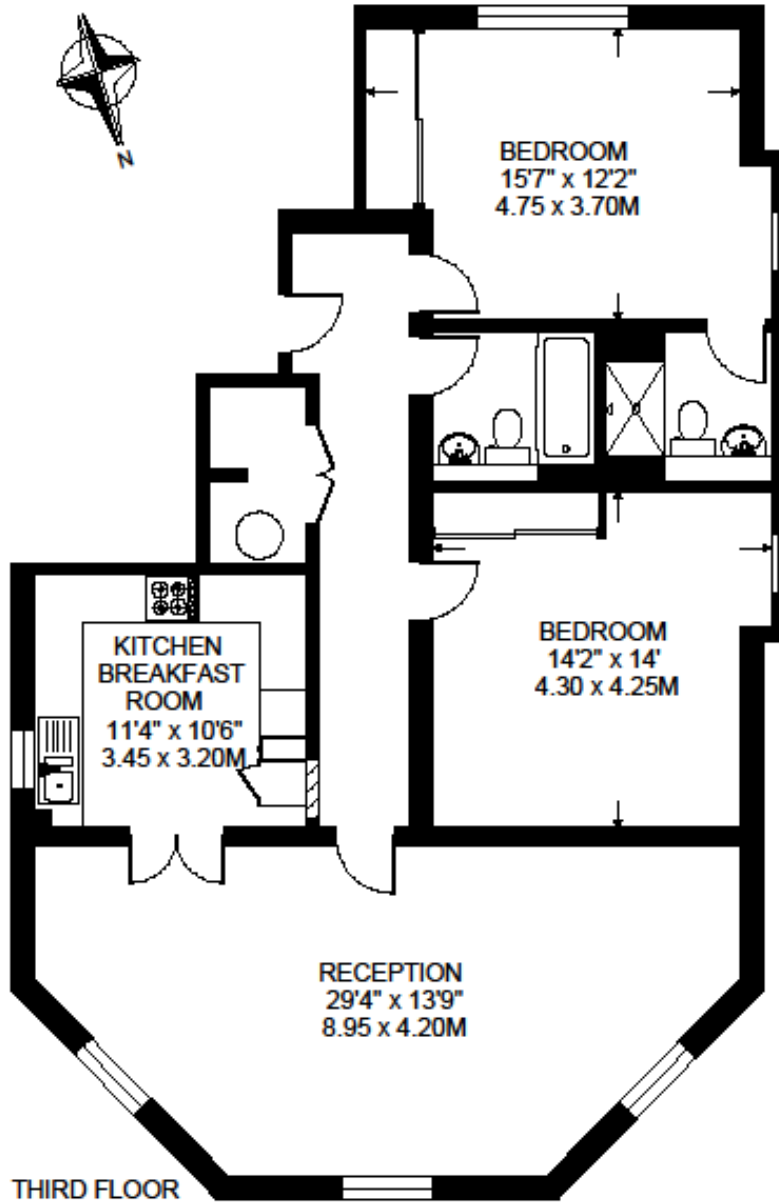
## **CLAPHAM SOUTH**

An incredibly bright and spacious two bedroom apartment located with a few minutes' walk of Clapham South tube in an enviable position opposite Clapham Common and offering over 1100 sq.ft / 104 sq. m of accommodation

**£412 pw / £1785.33 pcm – Fees apply**

**NIGHTINGALE LANE  
LONDON SW4**

**APPROXIMATE INTERNAL FLOOR AREA  
1122 SQ.FT. / 104.2 SQ.M.**



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ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	78	83	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</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