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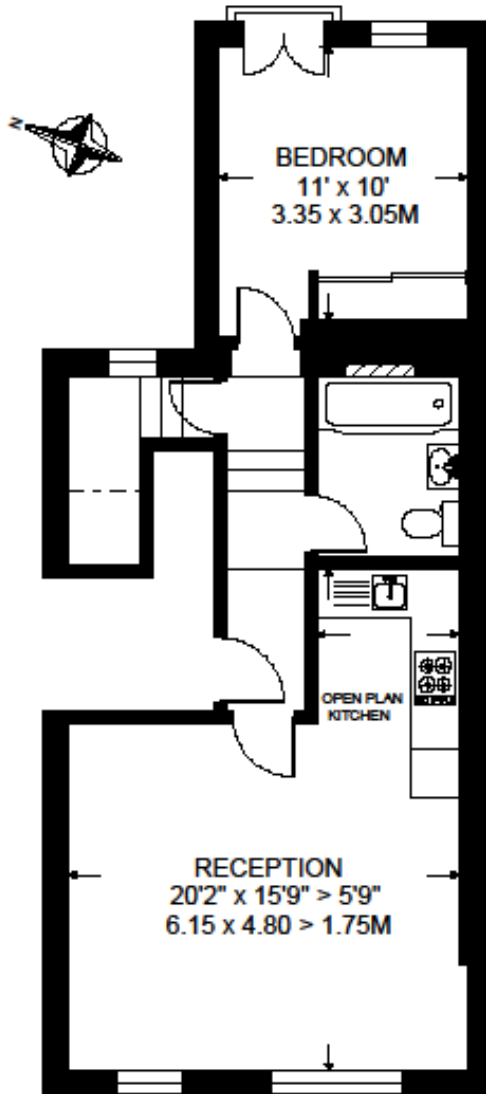
## **NORTHCOTE ROAD SW11**

A bright and spacious one bedroom first floor flat, tastefully modernised and in a most enviable position, with a fantastic choice of shops, restaurants and bars literally on your door step. Clapham Junction station is within five minutes' walk.

**£364pw / £1576 pcm**

**NORTHCOTE ROAD  
LONDON SW11**

**APPROXIMATE INTERNAL FLOOR AREA  
514 SQ.FT. / 47.7 SQ.M.**



**FIRST FLOOR**

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

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO2) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>		76	78	(69-80) <b>C</b>	74	75	
(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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	