



JOHN DEAN
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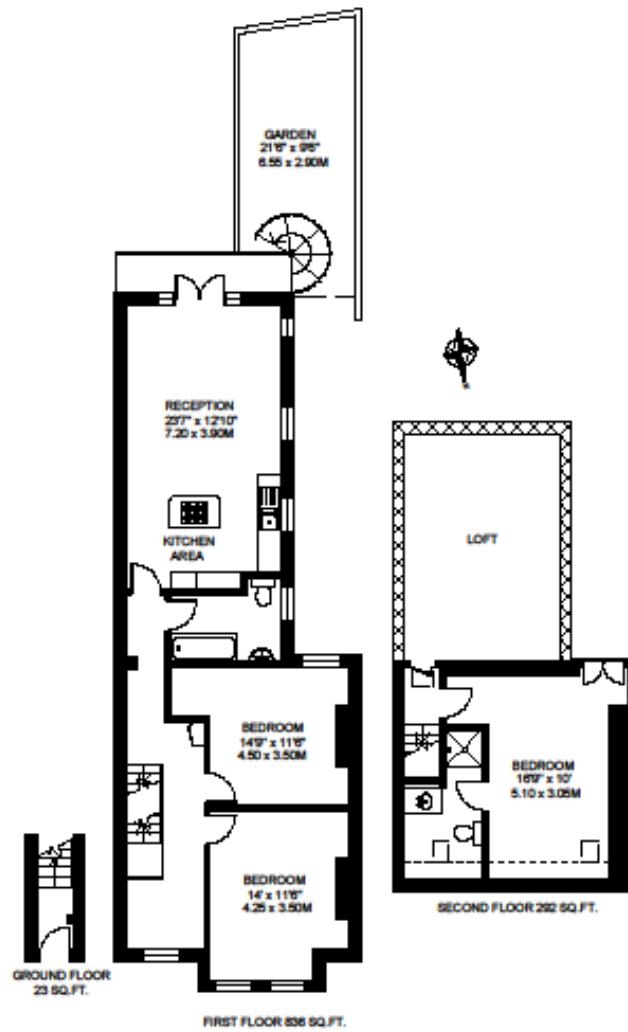
BALHAM

Stunning split level first floor maisonette with own garden, three double bedrooms large open plan living room / kitchen with vaulted ceiling, bathroom and en-suite shower room. Less than five minutes' walk to Balham tube and train station as well as many shops, restaurants and bars on Bedford Hill and Balham High Road.

£577 pw / £2500 pcm – Fees apply

OAKMEAD ROAD LONDON SW12

APPROXIMATE INTERNAL FLOOR AREA
1151 SQ.FT. / 106.9 SQ.M.
APPROXIMATE INTERNAL LOFT AREA
240 SQ.FT. / 22.3 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
		62 → 64	57 → 57
England & Wales	EU Directive 2002/91/EC		England & Wales
	EU Directive 2002/91/EC		