



JOHN DEAN
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Chartered Surveyors

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189 Balham High Road, London SW12 9BA



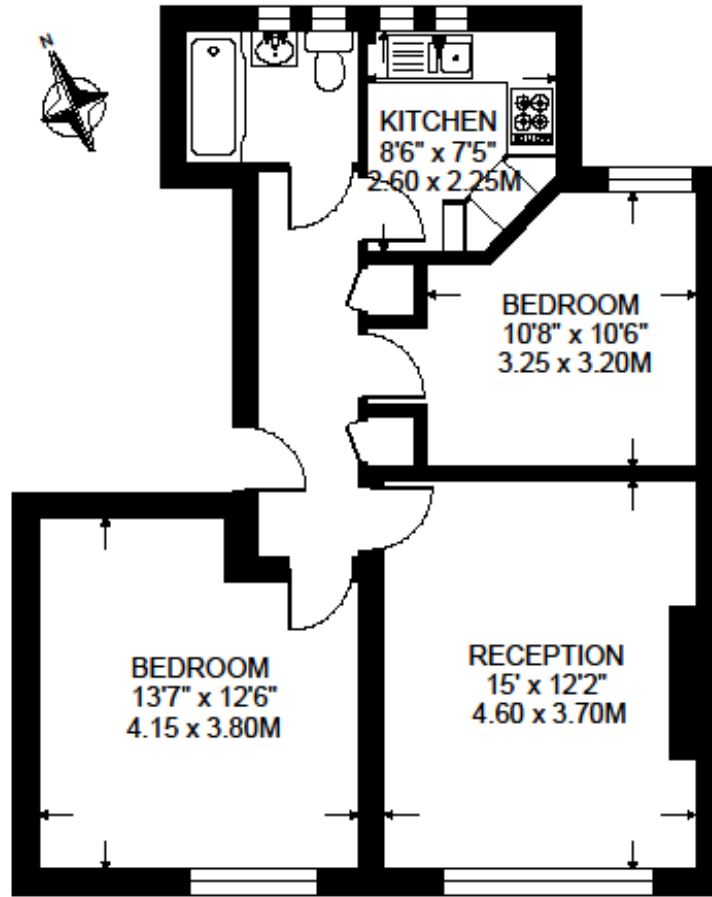
BALHAM

A very well located two bedroom second floor flat within a private building, less than five minutes' walk to central Balham and Wandsworth Common. Many coffee shops, restaurants, shops & bars are close by on Balham High Road as well as excellent travel facilities to include tube & train.

£360 pw / £1560 pcm – Fees apply

**PARK COURT
LONDON SW12**

**APPROXIMATE INTERNAL FLOOR AREA
650 SQ.FT. / 60.3 SQ.M.**



SECOND FLOOR

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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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	72	74	69
	EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			71
	EU Directive 2002/91/EC		