



JOHN DEAN
Estate Agents
Chartered Surveyors

Tel: 020 8673 8855 Fax: 020 8673 4879
email: info@johndean.co.uk

189 Balham High Road, London SW12 9BA



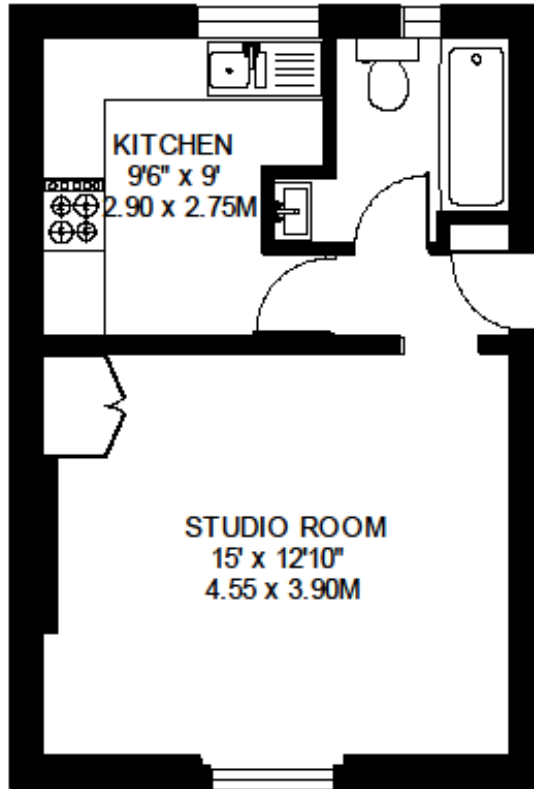
PARK HILL SW4 9PB

A spacious first floor studio flat with great ceiling height, converted within this appealing Victorian property close to Clapham Common northern line tube. Abbeville Village is also close by, offering an interesting choice of shops, restaurants and bars.

£242 pw / £1050 pcm – Fees apply

**CLARION HOUSE
LONDON SW4**

**APPROXIMATE INTERNAL FLOOR AREA
342 SQ.FT. / 31.8 SQ.M.**



FIRST FLOOR

© FLOORPLAN PRODUCED FOR JOHN G. DEAN & Co. BY FLOORPLANNERS 07801 228850
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			Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	66	70	(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
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC