



JOHN DEAN
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Chartered Surveyors

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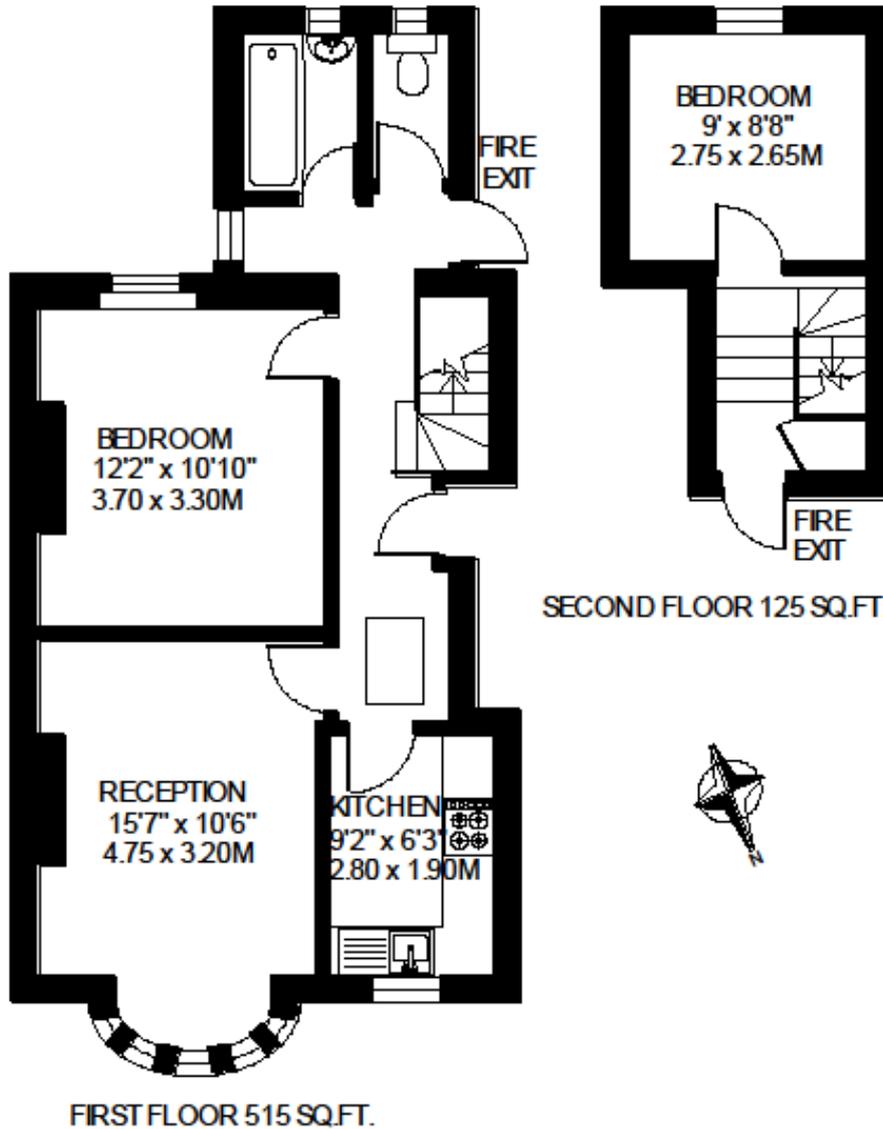
BALHAM

A conveniently located two bedroom, split level, first floor flat, less than ten minutes walk to Balham tube & train station. Wandsworth Common is also close by as well as Balham High Road with its shops restaurants and bars.

£346 pw / £1500 pcm – Fees apply

**RAVENSLEA ROAD
LONDON SW12**

**APPROXIMATE INTERNAL FLOOR AREA
640 SQ.FT. / 59.4 SQ.M.**



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

Energy Efficiency Rating		Current	Potential	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			(69-80)	B		
(69-80)	C			(55-68)	C		
(55-68)	D			(39-54)	D		
(39-54)	E	44	53	(21-38)	E	38	46
(21-38)	F			(1-20)	F		
(1-20)	G			Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	