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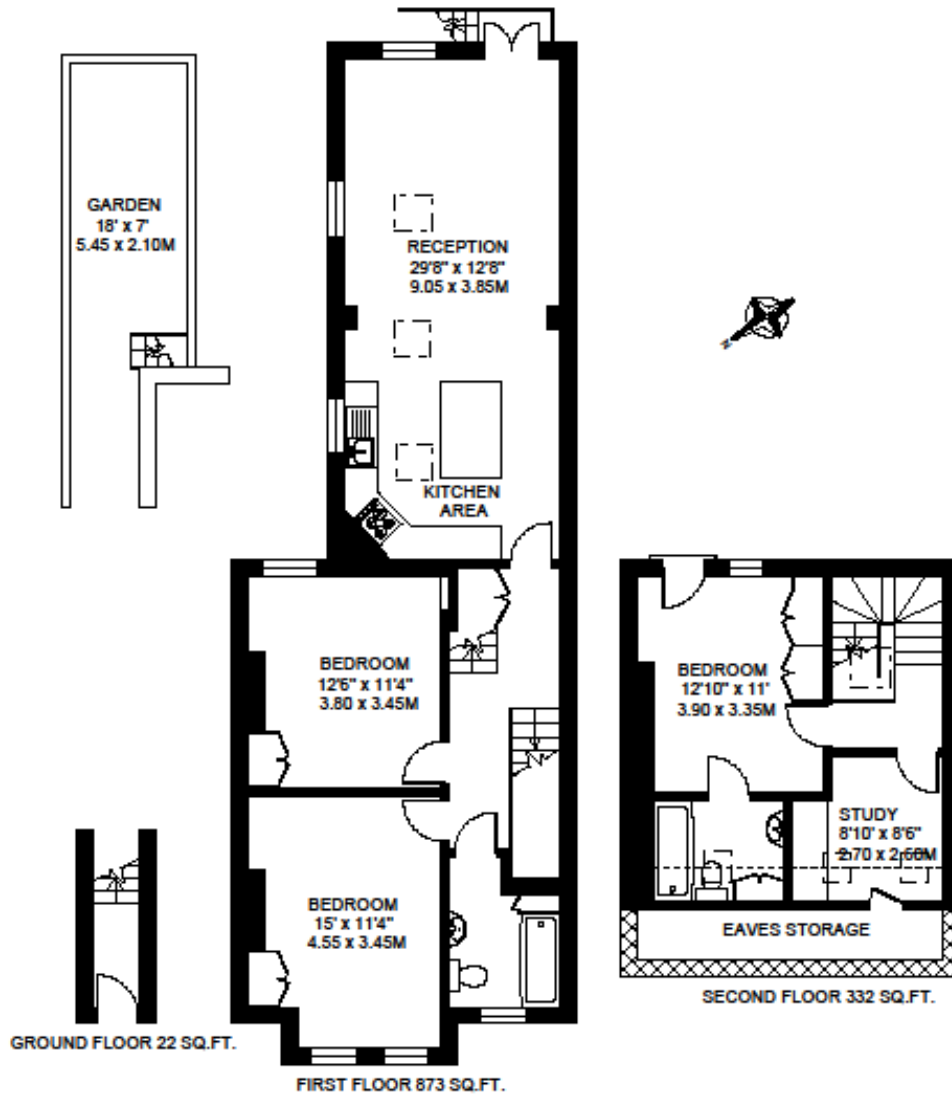


## **BALHAM**

An absolutely super three double bedroom first floor garden flat with an enormous open plan kitchen/reception room, two bathrooms and a study/home office. The property is impeccably presented and is very conveniently located in central Balham with its tube and train station, ample shops, restaurants and bars  
**£600 pw / £2600 pcm – Fees apply**

# RAVENSTONE ROAD LONDON SW12

APPROXIMATE INTERNAL FLOOR AREA  
**1227 SQ.FT. / 113.9 SQ.M.**  
PLUS EAVES STORAGE 53 SQ.FT. / 4.9 SQ.M.



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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>	48	50	(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 CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC