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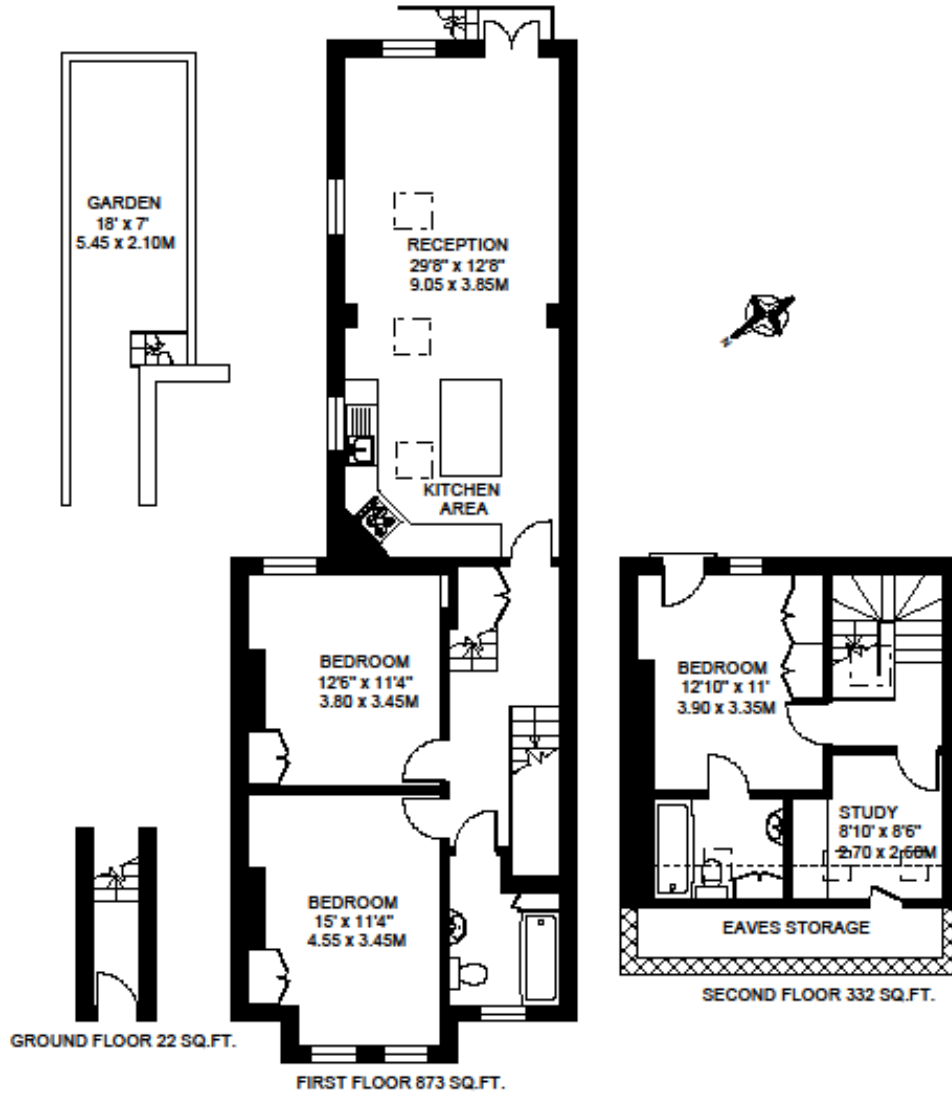


BALHAM

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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	48	50	(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