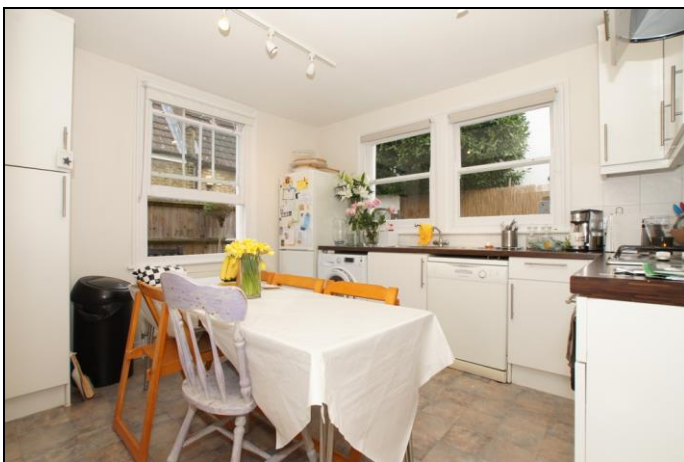




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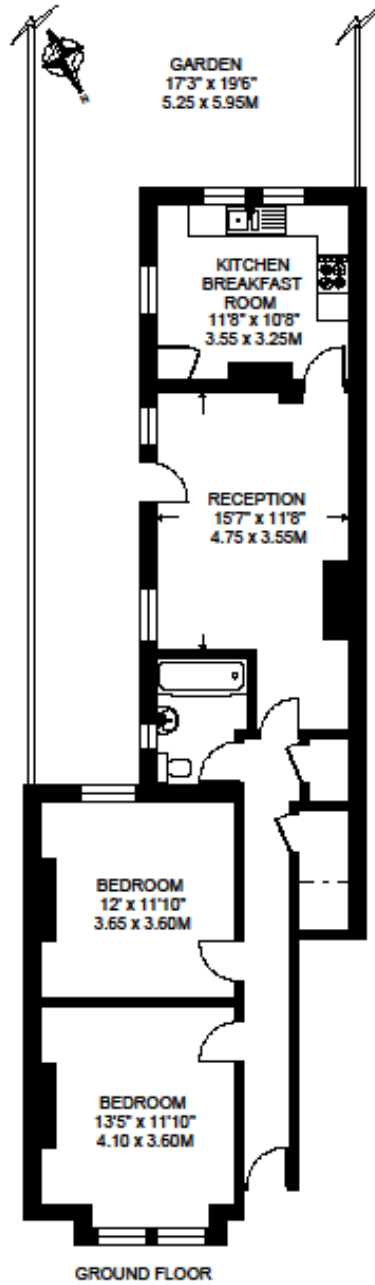
## CLAPHAM

A spacious two double bedroom ground floor maisonette with a large reception room, a kitchen/breakfast room and a private rear garden. Located between Clapham Common and Clapham South Northern Line underground station on a sought after road in the highly desirable 'Abbeville Village' area.

**£427pw / £1850 pcm – Fees apply**

# SHANDON ROAD LONDON SW4

APPROXIMATE INTERNAL FLOOR AREA  
825 SQ.FT. / 76.6 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 <sub>2</sub> ) Rating                  |   | Current                    | Potential |
|---|---|----------------------------|-----------|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs | A |                            |           | Very environmentally friendly - lower CO <sub>2</sub> emissions | A |                            |           |
| (92 plus)                                   | B |                            |           | (81-91)   | B |                            |           |
| (81-91)                                     | C |                            |           | (69-80)   | C |                            |           |
| (69-80)                                     | D |                            |           | (55-68)   | D |                            |           |
| (55-68)                                     | E | 60                         | 62        | (39-54)   | E | 54                         | 55        |
| (39-54)                                     | F |                            |           | (21-38)   | F |                            |           |
| (21-38)                                     | G |                            |           | (1-20)  | G |                            |           |
| Not energy efficient - higher running costs |   |                            |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                            |           |
| England & Wales                             |   | EU Directive<br>2002/91/EC |           | England & Wales   |   | EU Directive<br>2002/91/EC |           |