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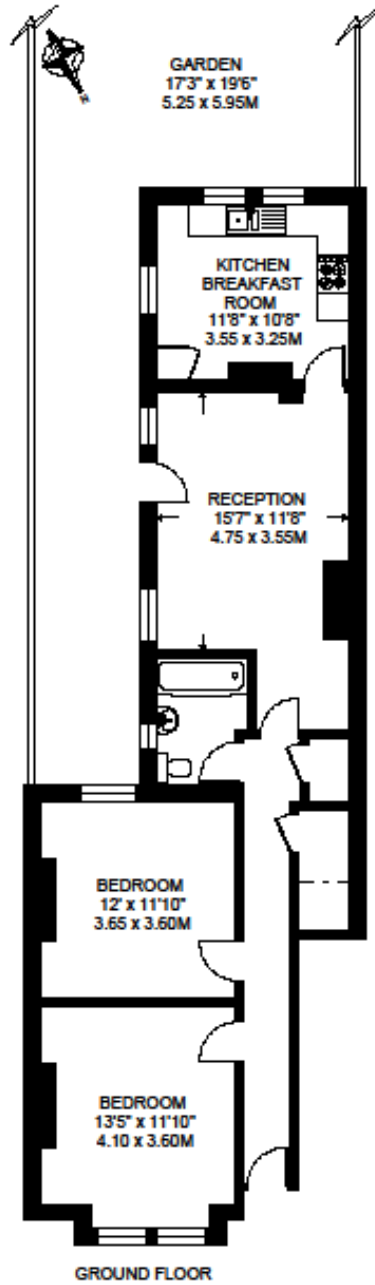
CLAPHAM

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.

£416pw / £1800 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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs	A			Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	