



**JOHN DEAN**  
Estate Agents  
Chartered Surveyors

Tel: 020 8673 8855 Fax: 020 8673 4879  
email: [info@johndean.co.uk](mailto:info@johndean.co.uk)

189 Balham High Road, London SW12 9BA



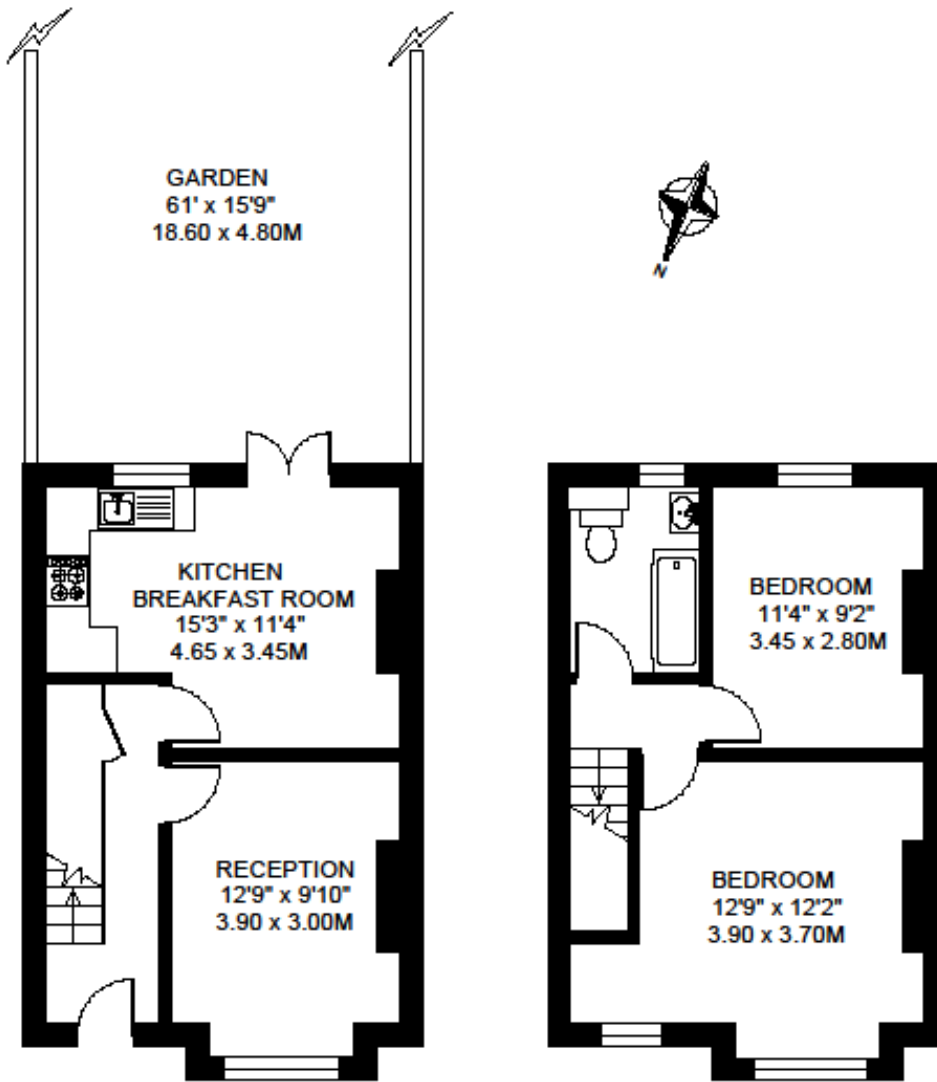
## **TOOTING BROADWAY**

An immaculate and newly decorated two double bedroom Victorian house with a reception room, kitchen/breakfast room and own southerly aspect rear garden. Located within comfortable walking distance of Tooting Broadway tube as well as many shops, restaurants and bars on Garratt Lane and the popular high streets of Tooting Broadway.

**£346 pw / £1500pcm – Fees apply**

**SMALLWOOD ROAD  
LONDON SW17**

**APPROXIMATE INTERNAL FLOOR AREA  
720 SQ.FT. / 66.9 SQ.M.**



**GROUND FLOOR 360 SQ.FT.**

**FORST FLOOR 360 SQ.FT.**

© FLOORPLAN PRODUCED FOR JOHN G. DEAN & Co. BY FLOORPLANNERS 07801 228850  
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	(92 plus)	A		Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus)	A	
	(81-91)	B			(81-91)	B	
	(69-80)	C			(69-80)	C	
	(55-68)	D	69		(55-68)	D	65
	(39-54)	E			(39-54)	E	
	(21-38)	F			(21-38)	F	
Not energy efficient - higher running costs	(1-20)	G			(1-20)	G	
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			