



JOHN DEAN
Estate Agents
Chartered Surveyors

Tel: 020 8673 8855 Fax: 020 8673 4879
email: info@johndean.co.uk

189 Balham High Road, London SW12 9BA



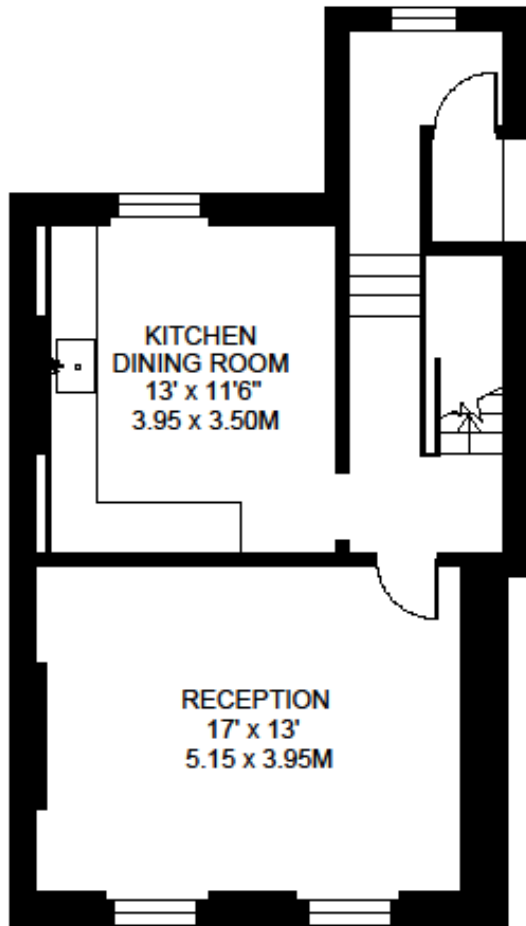
WANDSWORTH COMMON

A tastefully modernised, split level, Victorian conversion with two equal size double bedrooms, an enormous reception room, an amazing kitchen/breakfast room, off street parking and a share of the rear garden. Located within a ten minute walk of Wandsworth Common mainline station.

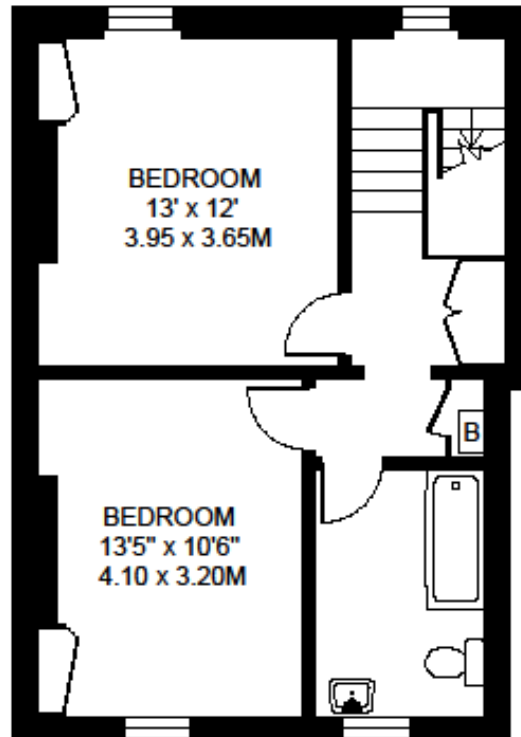
£420 pw / £1820 pcm – Fees apply

**TRINITY ROAD
LONDON SW18**

**APPROXIMATE INTERNAL FLOOR AREA
984 SQ.FT. / 91.4 SQ.M.**



FIRST FLOOR 495 SQ.FT.



SECOND FLOOR 489 SQ.FT.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	77
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		58	77
England & Wales	EU Directive 2002/91/EC		