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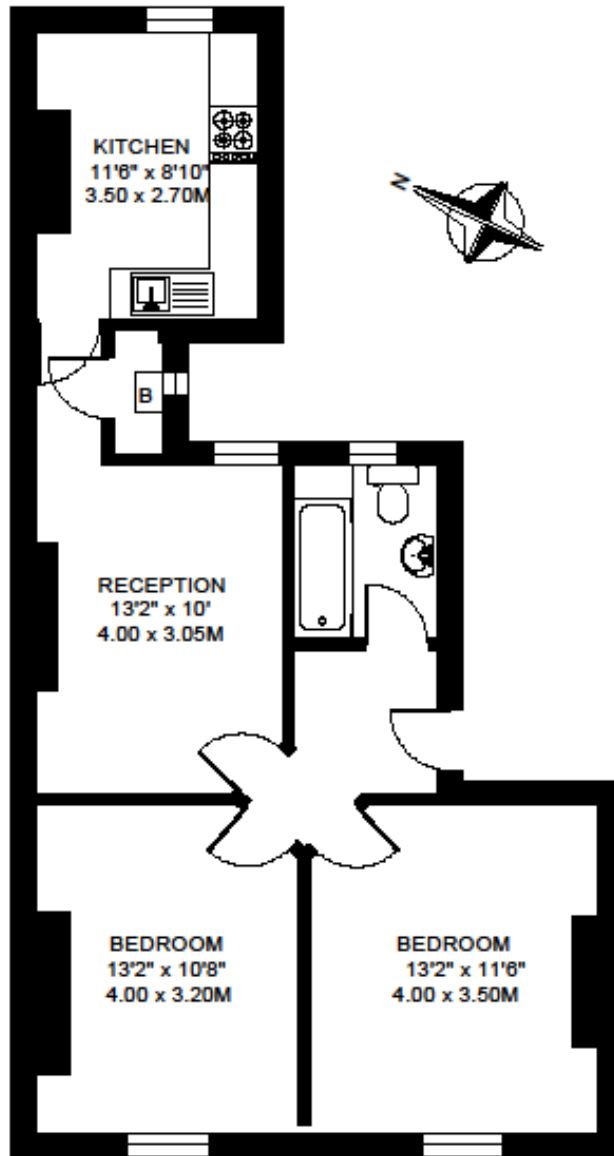
## **Walworth Road SE17**

A conveniently located two double bedroom top floor flat, perfectly placed for access to the City, Canary Wharf and the West End. Situated close to Elephant & Castle which provides rail & underground stations (Bakerloo and Northern Lines) and with numerous bus routes serving the area passing the street door.

**£330 pw / £1430 pcm – Fees apply**

**WALWORTH ROAD  
LONDON SE17**

**APPROXIMATE INTERNAL FLOOR AREA  
645 SQ.FT. / 59.9 SQ.M.**



**THIRD FLOOR**

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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				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>			(92 plus)	<b>A</b>		
(81-91)	<b>B</b>			(81-91)	<b>B</b>		
(69-80)	<b>C</b>			(69-80)	<b>C</b>		
(55-68)	<b>D</b>			(55-68)	<b>D</b>		
(39-54)	<b>E</b>			(39-54)	<b>E</b>		
(21-38)	<b>F</b>	40	46	(21-38)	<b>F</b>	34	40
(1-20)	<b>G</b>			(1-20)	<b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	