



PCM

**£5,092 PCM**

**Stanbury Road**

London, SE15 2DA

**GARETH  
JAMES**

Gareth James  
PROPERTY

Stanbury Road, SE15

STARTURE DATE  
29/01/2019

LASER SCAN POINTS  
42,025,643

GROSS INTERNAL AREA  
106.81 Sqm / 1149.70 Sqft



GROSS INTERNAL AREA  
The footprint of the property  
106.81 Sqm / 1149.70 Sqft

NET AREA (INTERNAL)  
Excludes walls and external features  
99.30 Sqm / 1068.87 Sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, porches etc.  
0.00 Sqm / 0.00 Sqft

RESTRICTED HEAD HEIGHT  
Limited use areas under 2.0m  
0.00 Sqm / 0.00 Sqft

spec floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. If you intend to rely on any measurement in a transaction you should perform your own checks. Plot/Gardens illustrative only and excluded from all area calculations.

IPMS 1B RESIDENTIAL  
106.48 Sqm / 1146.15 Sqft

IPMS 2C RESIDENTIAL  
99.68 Sqm / 1076.18 Sqft

SPEC ID  
5c4e4dc58db193a0a3ebbb02



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**GARETH  
JAMES**

OFFICE ADDRESS  
129 Bellenden Road  
London  
SE15 4QY

OFFICE DETAILS  
02077324330  
lettings@garethjames.com  
<https://www.garethjames.com/>