



PCM

£5,700 PCM

Friary Road

London, SE15 1PY

**GARETH
JAMES**



GROSS INTERNAL AREA
The footprint of the property
129.93 Sqm / 1398.57 Sqft

NET AREA (INTERNAL)
Excludes walls and external features
118.08 Sqm / 1271.01 Sqft

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

RESTRICTED HEAD HEIGHT
Limited use areas under 1.9m
0.43 Sqm / 4.63 Sqft

IMMS 3B RESIDENTIAL
129.93 Sqm / 1398.57 Sqft

IMMS 3C RESIDENTIAL
118.08 Sqm / 1271.01 Sqft

SPEC ID
5c44e3081878690a12953b

spec
RICS

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.



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

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