



PCM

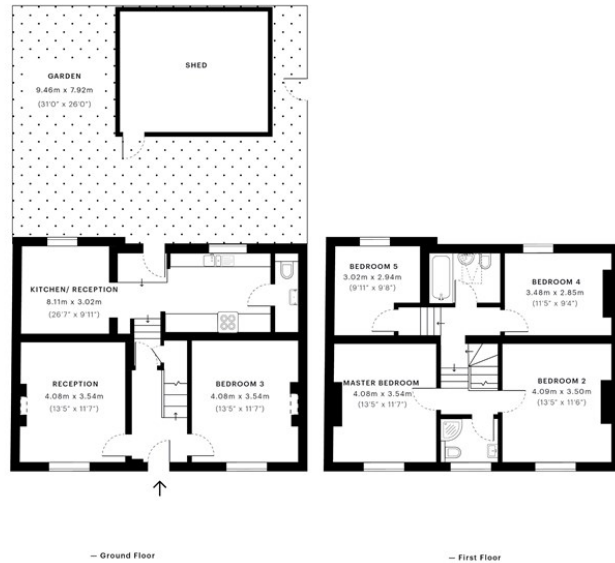
£5,750 PCM

Friary Road

London, SE15 1PY

GARETH
JAMES

2 ←



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

spec

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.

RICS

IPMS 3B RESIDENTIAL
129.93 Sqm / 1398.57 Sqft

IPMS 3C RESIDENTIAL
118.08 Sqm / 1271.01 Sqft

SPC ID
Sc4ek3081878960a15953b

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**

OFFICE ADDRESS
129 Bellenden Road
London
SE15 4QY

OFFICE DETAILS