



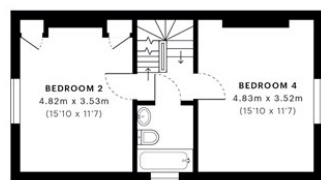
PCM

£5,250 PCM

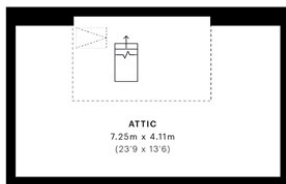
Holly Grove

London, SE15 5DF

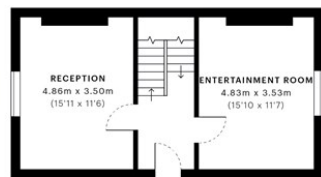
GARETH
JAMES



— Second Floor



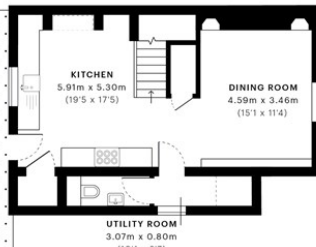
— Third Floor



— Raised-Ground Floor



— First Floor



— Lower-Ground Floor

GROSS INTERNAL AREA
The footprint of the property
206.5 Sqm / 2222.9 Sqft

NET AREA (INTERNAL)
Excludes walls and external features
183.5 Sqm / 1975.7 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
21.1 Sqm / 227.3 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.



IPMS 3B RESIDENTIAL
197.6 Sqm / 2127.1 Sqft

IPMS 3C RESIDENTIAL
184.4 Sqm / 1985.2 Sqft

SPC ID
Sd1b70ad7310f0ea1733681c

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		
(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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