

## 1 10 SISTERS AVENUE LONDON, SW11 5SG

£3,150

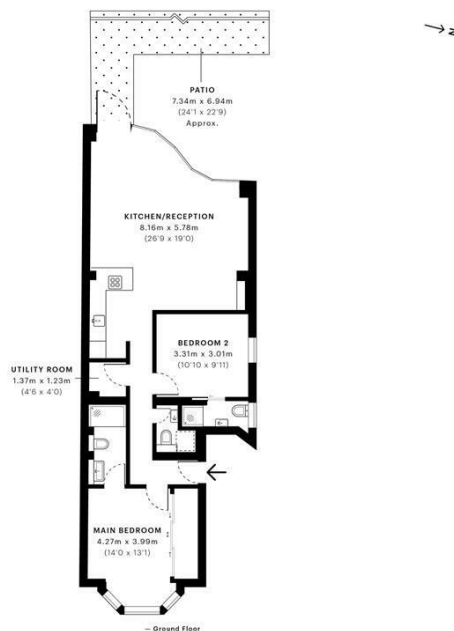
**\*PRIVATE GARDEN\*** A newly refurbished stunning two double bedroom raised ground floor garden flat boasting 855sqft. This beautifully redeveloped Victorian property benefits from high ceilings throughout, two double bedrooms both of which come with en-suite bathrooms, a separate WC, a warm and welcoming open plan modern kitchen and living room which opens out onto a beautiful garden.

Sisters Avenue is a sought-after residential street conveniently located for the open spaces of Clapham Common and both Clapham Junctions and Clapham Common stations. The property is also well served by bus routes into the City and the West End.

**Hemmingfords**

Sisters Avenue, SW11  
CAPTURE DATE: 28/07/2021 LASER SCAN POINTS: 2,687,278

GROSS INTERNAL AREA  
79.26 sqm / 853.15 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
79.26 sqm / 853.15 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes swimming pools, covered heat heights  
74.23 sqm / 799.01 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas, etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Controlled use area under 1.5m  
0.35 sqm / 3.77 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

OPEN SPACE RESIDENTIAL: 70.54 sqm / 759.16 sqft  
OPEN SPACE RESIDENTIAL: 74.87 sqm / 809.89 sqft

SPCS ID: 607f43a541c0ac0d6188cbe9



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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

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