



Norroy Road

London, SW15

£3,000 per month

First time letting of this large (1200sqft) two bedroom house in the heart of Putney with private garden and off-street parking.

CHESTERTONS

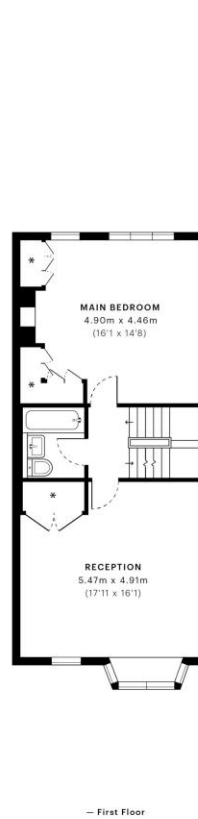
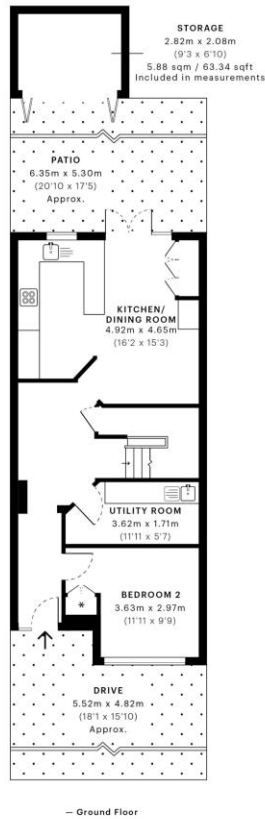


Norroy Road, SW15

CAPTURE DATE 22/07/2022 LASER SCAN POINTS 108,470,552

GROSS INTERNAL AREA

111.61 sqm / 1201.36 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
111.61 sqm / 1201.36 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes wallrooms, restricted head height
98.30 sqm / 1058.09 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
5.88 sqm / 63.29 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.18 sqm / 1.94 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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.

IPMS 3B RESIDENTIAL 108.62 sqm / 1169.18 sqft
IPMS 3C RESIDENTIAL 105.34 sqm / 1133.87 sqft
*Excluded from measurements
spec id: 62d96051b79f560dca76ffbc

Minimum Term: 12 months
Deposit Required £3,461.54
Local Authority: Wandsworth Council
Council Tax Band: G
EPC Rating: C
Furnished, Part Furnished

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	84
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Putney Lettings

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Additional tenant charges apply (fees apply to non-AST tenancies only)
Tenancy Agreement Fee: £300
References per Tenant/Guarantor: £60
Inventory check (approx. £100 – £250 inc. VAT)
chestertons.com/property-to-rent/applicable-fees

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