



**1 Bed  
Apartment  
located in Clapham**

£1,750 PCM



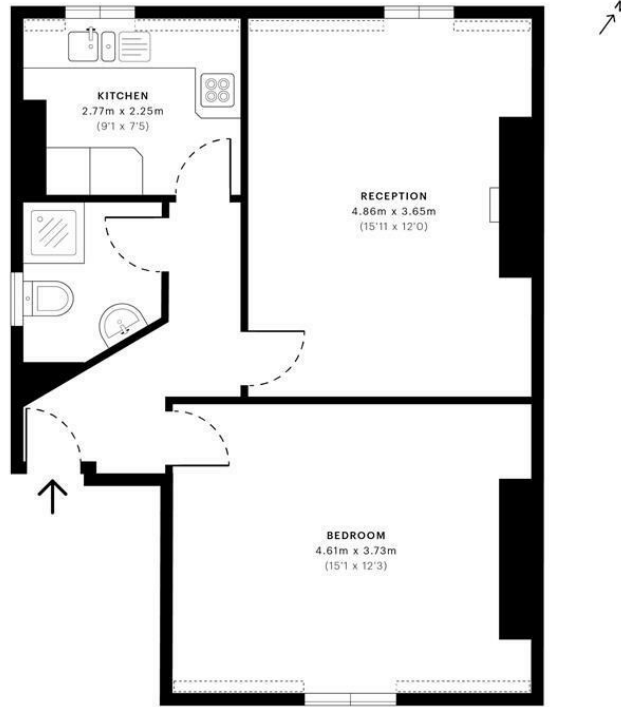


# Cadmus House, SW4

CAPTURE DATE: 27/07/2020 LASER SCAN POINTS: 19,769,981

GROSS INTERNAL AREA

51.07 sqm / 549.71 sqft



— Second Floor

|  |  |  |   |  |   |  |  |
|--|--|--|---|--|---|--|--|
|  | <b>GROSS INTERNAL AREA (GIA)</b><br>The footprint of the property<br>51.07 sqm / 549.71 sqft |  | <b>NET INTERNAL AREA (NIA)</b><br>Excludes walls and structural features<br>Includes windows, restricted head height<br>47.20 sqm / 508.06 sqft |  | <b>EXTERNAL STRUCTURAL FEATURES</b><br>Balconies, terraces, verandas etc.<br>0.00 sqm / 0.00 sqft |  | <b>RESTRICTED HEAD HEIGHT</b><br>Limited use area under 1.8m<br>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.

IPW 3B RESIDENTIAL - 49.34 sqm / 531.09 sqft  
IPW 3C RESIDENTIAL - 47.34 sqm / 509.56 sqft

spec id: 5f1034656048280a5dce0f17

### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| <b>England &amp; Wales</b>                  |         |           |

## DIRECTIONS

### CONTACT

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