



**1 Bed
Apartment
located in Clapham**

£1,750 PCM



ORLANDO REID

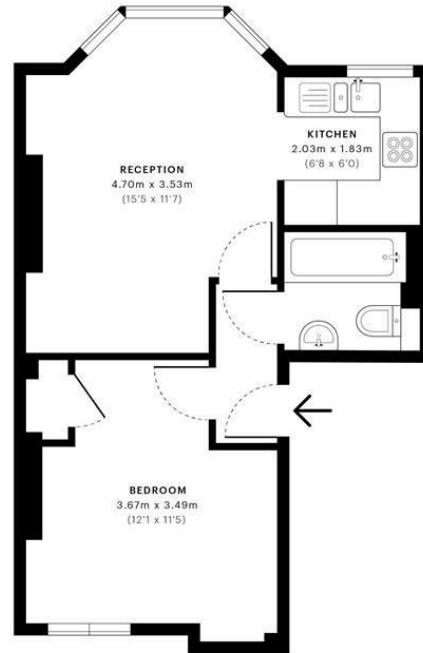


Gauden Road, SW4

CAPTURE DATE:
03/12/2019

LASER SCAN POINTS:
24,843,491

GROSS INTERNAL AREA
35.9 Sqm / 386.5 Sqft



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property.
35.9 Sqm / 386.5 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head.
33.6 Sqm / 361.4 Sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and are 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
35.7 Sqm / 384.6 Sqft
IPMS 3C RESIDENTIAL
34.3 Sqm / 369.9 Sqft

SPEC ID:
5de0ffc3d5c360a102c86f9

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		
EU Directive 2002/91/EC		
England & Wales		

DIRECTIONS

CONTACT

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