



**1 Bed
Apartment
located in Clapham**

£1,750 PCM



ORLANDO REID



Edgeley Road, SW4

CAPTURE DATE
04/02/2020

LASER SCAN POINTS
10,635,282

GROSS INTERNAL AREA
46.7 Sqm / 502.7 Sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property.
46.7 Sqm / 502.7 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head.
43.6 Sqm / 468.8 Sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
4.2 Sqm / 45.5 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
45.1 Sqm / 485.2 Sqft
IPMS 3C RESIDENTIAL
43.7 Sqm / 470.8 Sqft

SPEC ID
5e3558fad4f9687b7b58f525

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		

DIRECTIONS

CONTACT

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