

Emma's

ESTATE AGENTS

Est. 1995



3 Blairderry Road, London, SW2 4SD

Light and well-proportioned three bedroom (two large doubles, one single), first floor flat with private garden access and on-street parking. The property is close to a range of local amenities and has excellent transport links. Please note that the flat is not suitable for 3 single sharers due to changes in Lambeth's HMO licensing scheme.

- First floor flat
- Private rear garden
- On-street residents parking
- Not suitable for 3 single sharers
- Freshly redecorated throughout
- Detached building
- Separate living room and kitchen
- Excellent transport connections
- Walking distance from Tooting Bec Common

£1,950 Per Calendar Month



GROSS INTERNAL AREA (GIA)
The footprint of the property
91.50 sqm / 984.90 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes balconies, restricted head heights
85.99 sqm / 925.59 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft

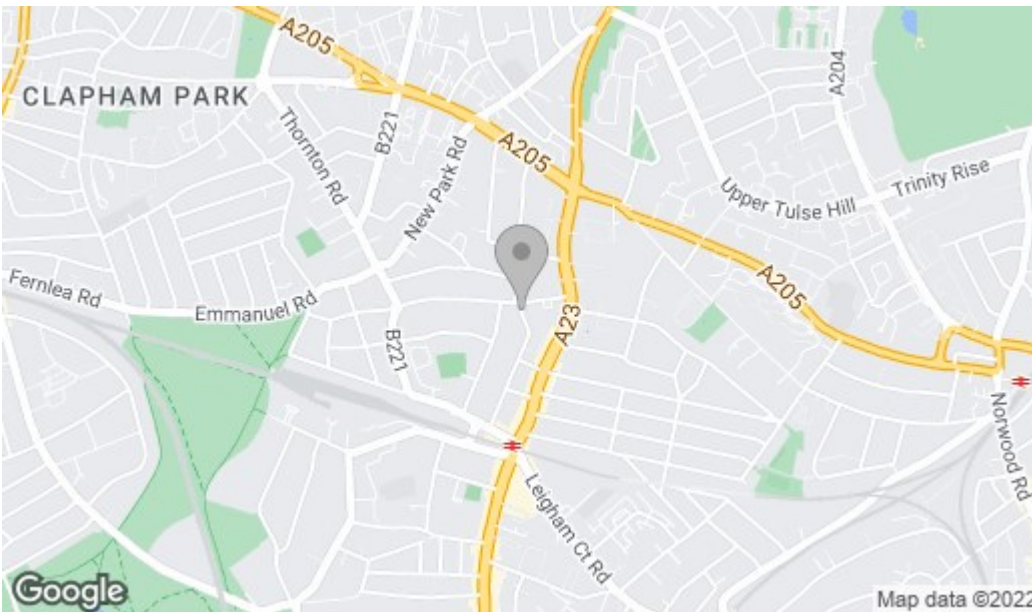
IPMS 3B RESIDENTIAL: 90.17 sqm / 970.58 sqft
IPMS 3C RESIDENTIAL: 87.32 sqm / 939.90 sqft

spec Verified

RICS Certified Property Measurer

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.

spec id: 62543a62b3e9d0e42589081



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		
	62	75
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

68 Streatham Hill, London, SW2 4RD
 Tel: 0208 677 6608 ~ Email: mail@emmasestateagents.co.uk
 VAT No: 248 9798 28 ~ Company Registered in England and Wales No. 10219095