

# Emma's

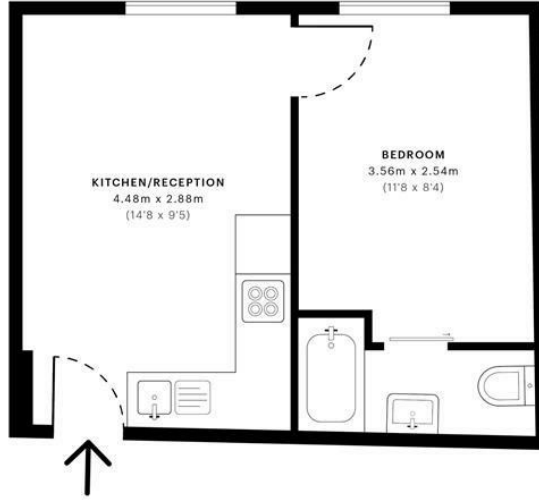


Flat 2, 28a Putney High Street, London, SW15 1SQ

Light and airy, one bedroom, one bathroom, furnished flat featuring neutral, modern decor, fixtures and fittings throughout. Meters from the riverfront and amenities with good transport connections.

- Wood-laminate flooring throughout
- Neutral, modern decor, fixtures and fittings
- All electric supply
- Walking distance from Putney and Putney Bridge Stations
- Meters from the Thames riverfront
- Desirable location with local amenities
- No parking provisions
- Communal roof-terrace

£1,500 Per Calendar Month



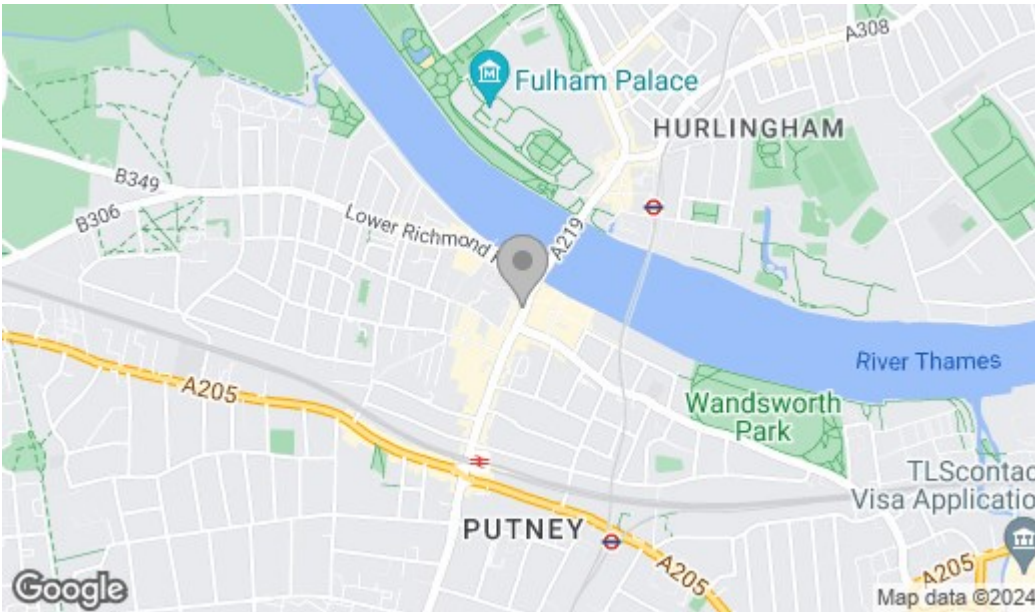
— First Floor

<p><b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 24.65 sqm / 265.33 sqft</p>	<p><b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features Includes walkways, measured head height 23.85 sqm / 256.72 sqft</p>	<p><b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft</p>	<p><b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.8m 0.00 sqm / 0.00 sqft</p>
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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: 25.17 sqm / 270.93 sqft  
IPMS 3C RESIDENTIAL: 24.37 sqm / 262.32 sqft

spec id: 01662f0f9a36a00dd729cb6d



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>	64	64
(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>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

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