



North Side Wandsworth Common

London, SW18

£1,725 pcm

A spacious two bedroom conversion flat situated in the northside of Wandsworth Common. This period flat features two large double bedrooms and very large living room.

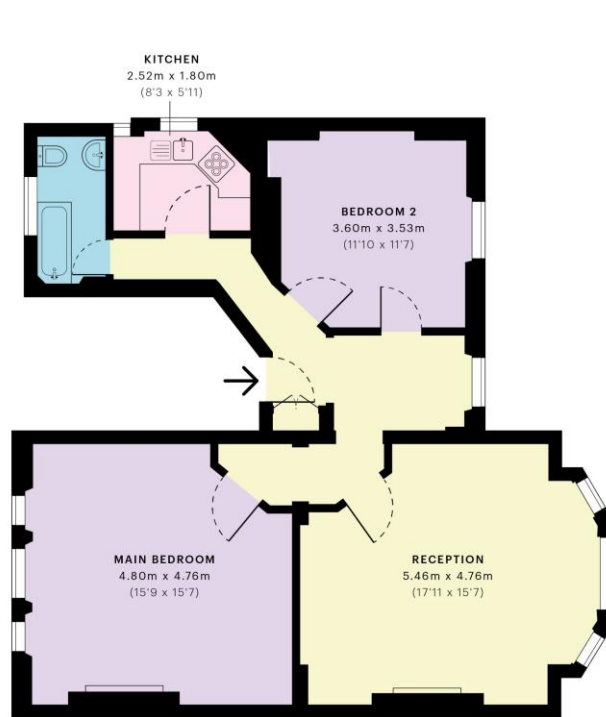
CHESTERTONS



North Side Wandsworth Common, SW18^{ROSS INTERNAL AREA}

CAPTURE DATE 18/03/2021 LASER SCAN POINTS 31,154,917

79.24 sqm / 852.93 sqft



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
79.24 sqm / 852.93 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walltoons, restricted head height
72.69 sqm / 782.43 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 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.

IPWS 3B RESIDENTIAL 78.77 sqm / 847.87 sqft
IPWS 3C RESIDENTIAL 73.25 sqm / 788.46 sqft

SPEC ID: 605223817c050a0d989e3072

Tenure: Long Let

Furnished

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

chestertons.com/property-to-rent/applicable-fees

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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