



**1 Bed  
Apartment  
located in Clapham**

£2,000 PCM



 **ORLANDO REID**  
LONDON

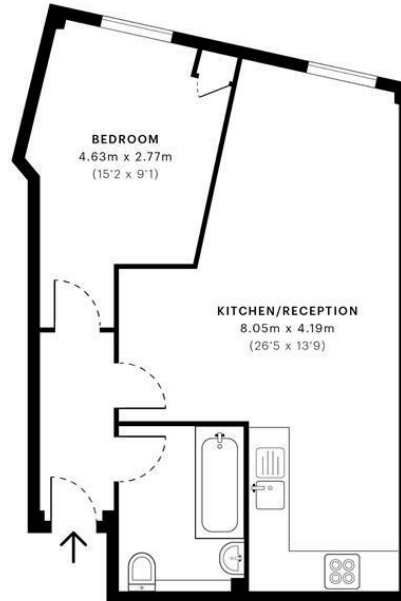


## Crescent Lane, SW4

CAPTURE DATE:  
17/09/2019

LASER SCAN POINTS:  
27,127,600

GROSS INTERNAL AREA  
42.6 Sqm / 458.2 Sqft



— Third Floor —

GROSS INTERNAL AREA  
The footprint of the property  
42.6 Sqm / 458.2 Sqft

NET AREA (INTERNAL)  
Excludes walls and external features  
41.1 Sqm / 442.7 Sqft

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

RESTRICTED HEAD HEIGHT  
Limited use area under 1.8m  
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Photo 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  
42.6 Sqm / 458.2 Sqft  
IPMS 3C RESIDENTIAL  
41.1 Sqm / 442.7 Sqft

SPEC ID:  
5d7bac9c6c42b60a0e182586

### 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 |         |           |
|                                             | 81      | 85        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

## DIRECTIONS

### CONTACT

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