



**2 Bed
Apartment
located in Clapham**

£2,450 PCM

ORLANDO REID



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LONDON

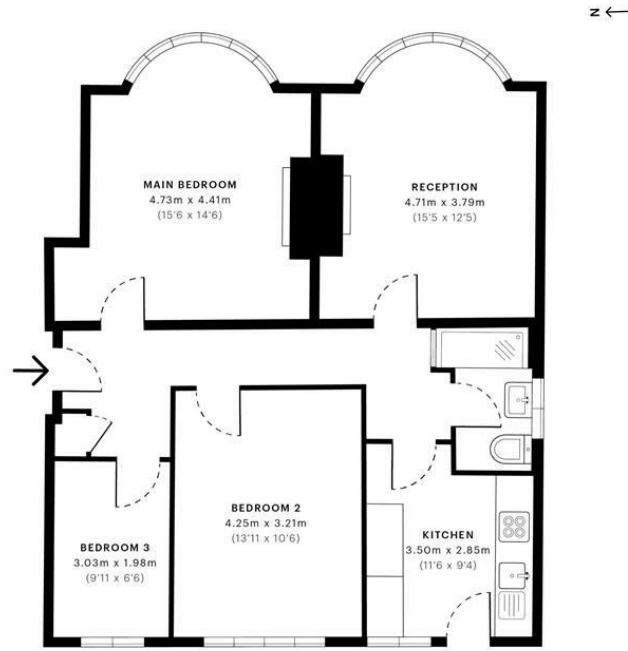


Avenue House, SW4

CAPTURE DATE: 06/09/2021 LASER SCAN POINTS: 2,375,379

GROSS INTERNAL AREA

78.88 sqm / 849.06 sqft



— Ground Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 78.88 sqm / 849.06 sqft	NET INTERNAL AREA (NIA) Excludes walls and structural features Includes mezzanines, restricted head height 72.77 sqm / 783.29 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
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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.

IPWS 3B RESIDENTIAL: 81.00 sqm / 871.88 sqft
IPWS 3C RESIDENTIAL: 74.95 sqm / 806.76 sqft

spec id: 6182375899595e0de047dd79

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		
EU Directive 2002/91/EC		
England & Wales		

DIRECTIONS

CONTACT

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