



**2 Bed  
Apartment  
located in Clapham**

£2,300 PCM





Gauden Road, SW4

CAPTURE DATE: 26/06/2020 LASER SCAN POINTS: 20,327,096

GROSS INTERNAL AREA

47.39 sqm / 510.10 sqft



— Raised Ground Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
47.39 sqm / 510.10 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and structural features  
Includes mezzanines, restricted head height  
44.22 sqm / 475.98 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



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.

IPW 3B RESIDENTIAL: 47.00 sqm / 505.90 sqft  
IPW 3C RESIDENTIAL: 44.25 sqm / 481.68 sqft

spec id: 5eeba83bfc722a09fef5cc75

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>		
(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		
England & Wales		

DIRECTIONS

CONTACT

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