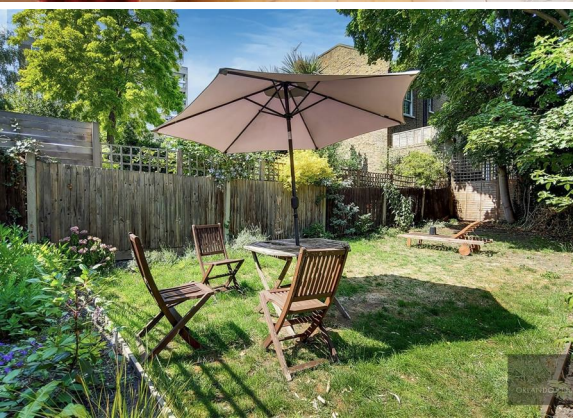




**2 Bed
Apartment
located in Clapham**

£2,300 PCM



 **ORLANDO REID**
LONDON



Gauden Road, SW4

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

GROSS INTERNAL AREA

47.39 sqm / 510.10 sqft



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

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
44.22 sqm / 475.98 sqft

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

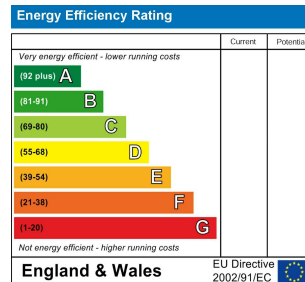
RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



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.

IPWS 3B RESIDENTIAL 47.00 sqm / 505.90 sqft
IPWS 3C RESIDENTIAL 44.75 sqm / 481.68 sqft

IPREC ID: 5eeba83bfc722a09fef5cc75



DIRECTIONS

CONTACT

1-3 Old Town
Clapham
London
SW4 0JT

E: lettings@orlandoreid.co.uk
T: 020 7627 3197
www.orlandoreid.co.uk

