



PCM

£5,250 PCM

Friary Road

London, SE15 1PY

**GARETH
JAMES**

Gareth James
PROPERTY

Friary Road, SE15

CAPTURE DATE
29/01/2019

LASER SCAN POINTS
60,222,541

GROSS INTERNAL AREA
129.93 Sqm / 1398.57 Sqft

2 ←



— Ground Floor

— First Floor

GROSS INTERNAL AREA
The footprint of the property
129.93 Sqm / 1398.57 Sqft

NET AREA (INTERNAL)
Excludes walls and external features
118.08 Sqm / 1271.01 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, porches etc.
0.00 Sqm / 0.00 Sqft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.5m
0.43 Sqm / 4.63 Sqft

spec

Spec floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. If you intend to rely on any measurement in a transaction you should perform your own checks. Plot/Gardens illustrative only and excluded from all area calculations.

RICS

IPMS 3B RESIDENTIAL
129.93 Sqm / 1398.57 Sqft

IPMS 3C RESIDENTIAL
118.08 Sqm / 1271.01 Sqft

SPC ID
Sc4ek3081878960a10593b

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	54	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**GARETH
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OFFICE ADDRESS
129 Bellenden Road
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OFFICE DETAILS