



CHATTERTON | REES



31a Bishops Road, London, SW6 7AA

£1,500,000

A beautiful modern townhouse which has been renovated to the highest of standards throughout. Arranged over four floors and benefiting from a wrap around terrace. The property has a separate lounge and kitchen with dining space incorporated, with three large double bedrooms and two bathrooms. There is also a separate shower room. High end appliances can be seen throughout and its clear that a lot of thought has gone into the refurbishment of this house. The property has large, unique windows and this makes the space wonderfully bright. A well balanced style of living combining contemporary finishes whilst still maintaining a period charm it really is a must see house.

Floor Plan



Bishops Road, SW6

CAPTURE DATE: 22/02/2022 LADDER POINTS: 3,921,370

GROSS INTERNAL AREA

135.13 sqm / 1454.53 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
135.13 sqm / 1454.53 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes voids, restricted headheight
122.15 sqm / 1314.81 sqft

EXTERNAL STRUCTURAL PERIMETER
Balconies, terraces, verandas etc.
12.30 sqm / 132.40 sqft

RESTRICTED HEAD HEIGHT
Limited use only under 1.9m
0.40 sqm / 4.31 sqft



Notes: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics 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 depths and widths are the maximum points of measurements captured in the scan.

www.nr-estimation.com 135.80 sqm / 1463.81 sqft
www.nr-estimation.com 134.78 sqm / 1450.79 sqft
area #: 620a630a256b6900b0367a82

Area Map



Energy Efficiency Graph

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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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