



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 combing 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 SCALE 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: 135.80 sqm / 1453.81 sqft  
www.nr-estimation: 134.78 sqm / 1450.79 sqft  
area #: 0204630426848900363367a82

## Area Map



## Energy Efficiency Graph

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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.