



FIELDHOUSE

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TFF, 20 Englewood Road, London, SW12 9NZ

TWO BEDROOM FIRST FLOOR FLAT in this lovely residential road located just off Clapham Common and within easy reach of local Restaurants, Bars, Shops and Public Transport.

The property has been re-carpeted throughout and comprises entrance hallway leading to fitted kitchen with a range of base and eye level units, reception room, two double bedrooms, bathroom with shower over bath and separate toilet. The property also benefits from gas central heating. Available Immediately.

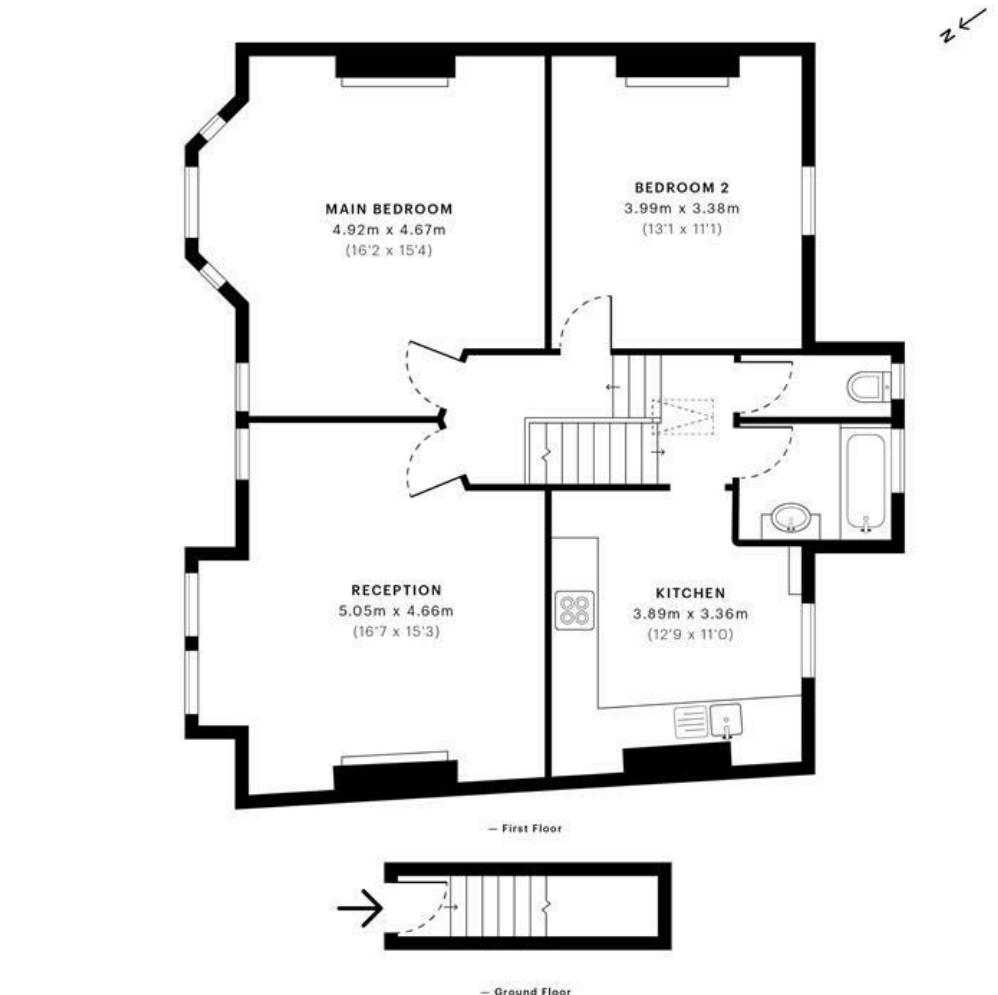
Minimum Length of Tenancy: 12 Months

Council Tax: Lambeth Council

Council Tax Band: D

- TWO DOUBLE BEDROOMS
- KITCHEN WITH RANGE OF BASE AND EYE LEVEL UNITS
- MOMENTS FROM CLAPHAM SOUTH TUBE
- GAS CENTRAL HEATING
- AVAILABLE IMMEDIATELY

£2,300 PCM*



GROSS INTERNAL AREA (GIA)
The footprint of the property
82.33 sqm / 886.19 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head heights
75.78 sqm / 815.69 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
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.

IPMS 3B RESIDENTIAL 79.37 sqm / 854.33 sqft
IPMS 3C RESIDENTIAL 76.38 sqm / 819.99 sqft

SPID ID: 61bcs0d64d73fd0de023df1e

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(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			80
(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		

