



FIELDHOUSE

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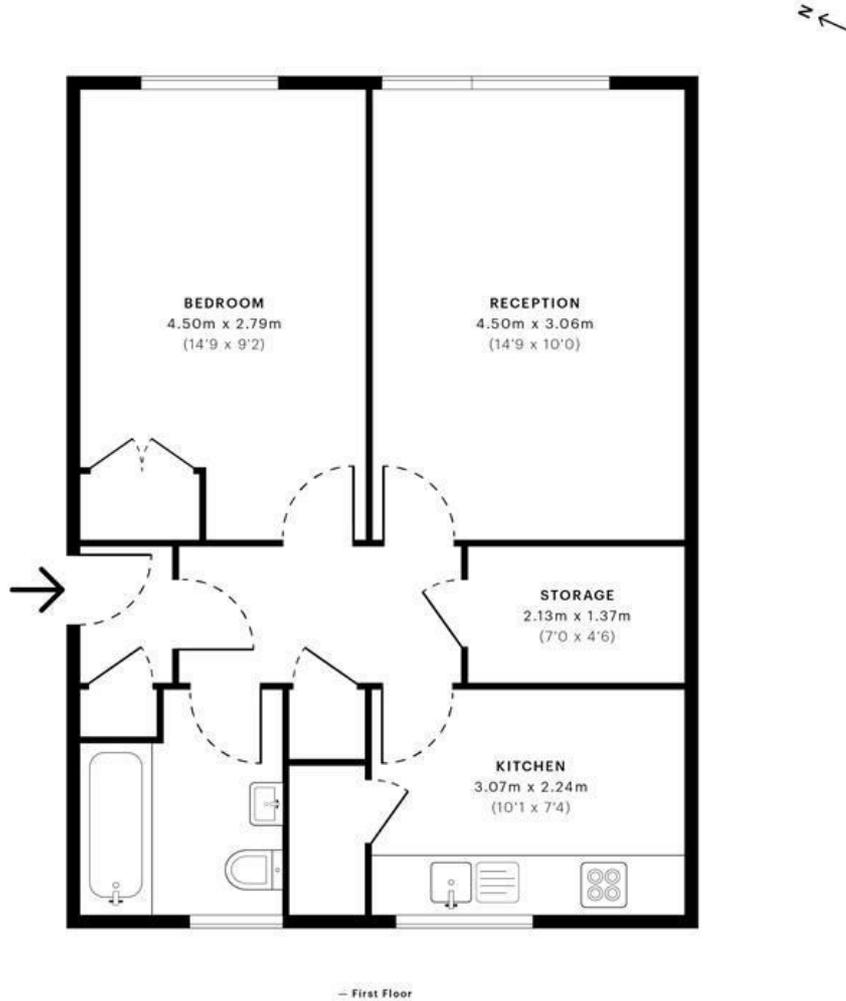
UNFURNISHED BRIGHT AND SPACIOUS ONE BEDROOM APARTMENT located a short distance from Clapham Junction and Wandsworth Town Station, this property is ideally located for quick access into Central London. The property is moments away from leafy Wandsworth Common, the River Thames and all of the fabulous amenities Wandsworth has to offer.

This property benefits from a wealth of features including, a bright lounge, a separate kitchen, a bathroom with shower over bath, one double bedroom with fitted storage.

Minimum Length of Tenancy: 12 Months
Council Tax: Wandsworth Council
Council Tax Band: C

- ONE DOUBLE BEDROOM
- BRIGHT AND SPACIOUS
- NEUTRAL DECOR
- AVAILABLE IMMEDIATELY

£1,750 PCM*



GROSS INTERNAL AREA (GIA)
The footprint of the property
48.99 sqm / 527.32 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
46.81 sqm / 503.86 sqft

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

RESTRICTED HEAD HEIGHT
Limited use areas 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 49.50 sqm / 532.81 sqft
IPMS 3C RESIDENTIAL 47.31 sqm / 509.24 sqft
SPEC ID: 619297414356a60e59318fb8

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			
		66	77
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			
		65	80
England & Wales		EU Directive 2002/91/EC	

