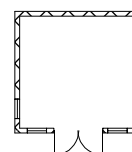
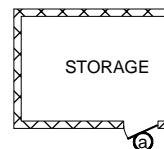


ELMS ROAD
CLAPHAM SW4
APPROXIMATE INTERNAL FLOOR AREA
3772 SQ.FT / 350.4 SQ.M.
PLUS STORAGE AND SUMMERHOUSE 126 SQ.FT. / 11.7 SQ.M.
TOTAL AREA SHOWN ON PLAN
3898 SQ.FT. / 362.1 SQ.M.

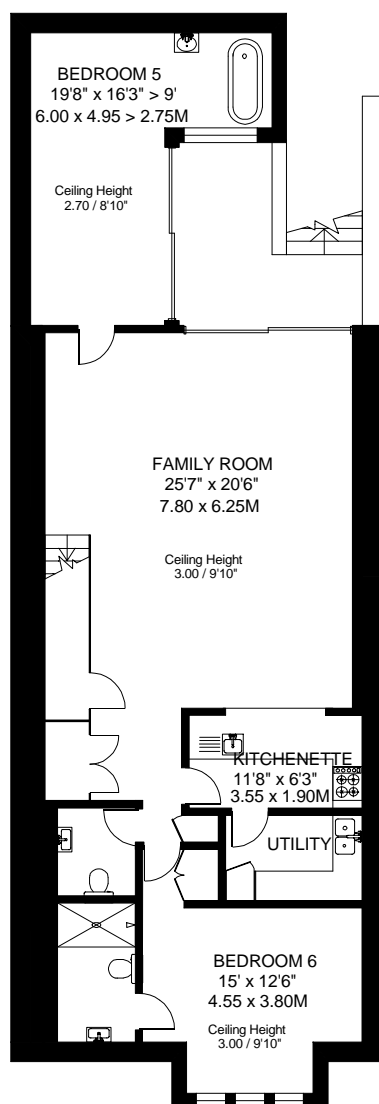


SUMMERHOUSE

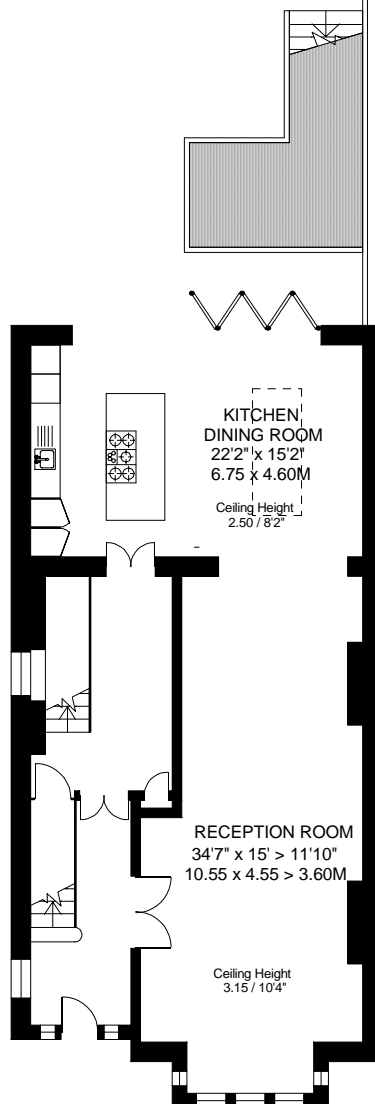


STORAGE

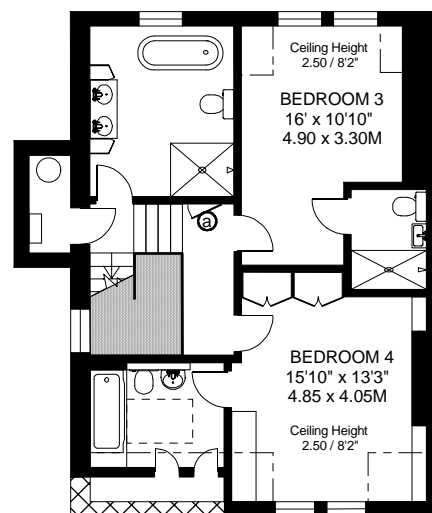
GARDEN
54'9" x 27'
16.70 x 8.25M



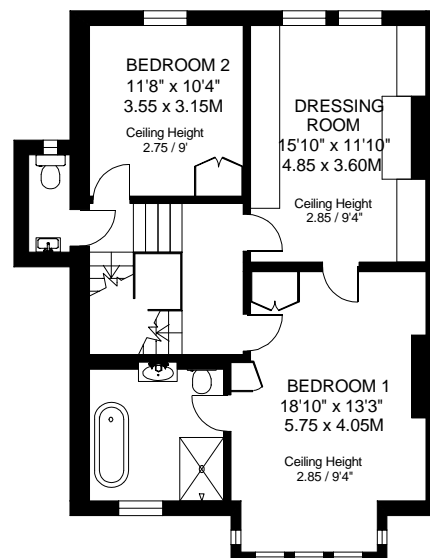
LOWER GROUND FLOOR 1245 SQ.FT.



GROUND FLOOR 1068 SQ.FT.



SECOND FLOOR 675 SQ.FT.



FIRST FLOOR 784 SQ.FT.

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This plan is not to scale (unless specified), and is for guidance only, and must not be relied upon as a statement of fact.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.
Please read the Important Notice on the last page of the text of the particulars.