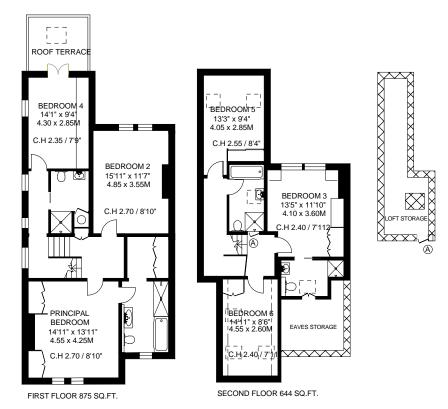
GARDEN 37'9" x 25'7" 11.50 x 7.80M KITCHEN 20'6" x 17'5" 6.25 x 5.30M C.H 2.35 / 7'9" PLAY ROOM SITTING ROOM 15'5" x 9'6" 15'9" x 11'7" 4.70 x 2.90M 4.80 x 3.55M C.H 2.35 / 7'9' C.H 2.90 / 9'6" UTILITY 9'2" x 8'2" RECEPTION [⊥]2.80 x 2.50M 18'5" x 16'1" 5.60 x 4.90M C.H 2.90 / 9'6" STORAGE LOWER GROUND FLOOR 99 SQ.FT. OFF STREET PARKING 16'11" x 26'9" 5.15 x 8.15M GROUND FLOOR 1192 SQ.FT.

ELMS ROAD CLAPHAM SW4

APPROXIMATE INTERNAL FLOOR AREA 2810 SQ.FT / 261 SQ.M. PLUS EAVES STORAGE 238 SQ.FT. / 22.1 SQ.M.

TOTAL AREA SHOWN ON PLAN 3048 SQ.FT / 281.1 SQ.M.





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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.