



absolute living

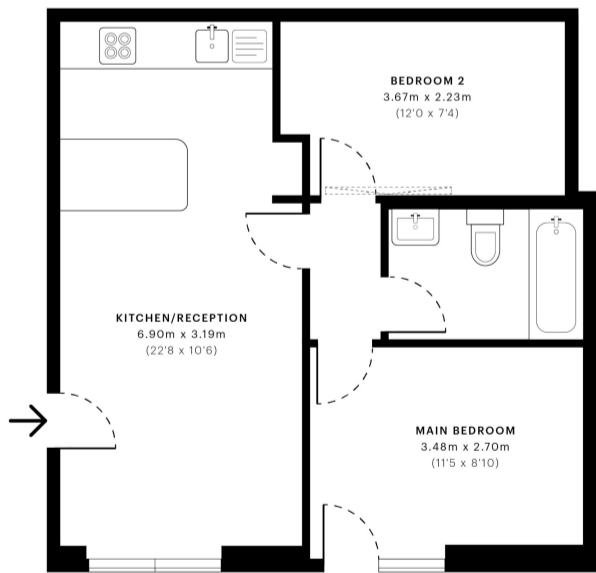
Gwynne Road, SW11

CAPTURE DATE: 28/05/2021 LASER SCAN POINTS: 957,383

GROSS INTERNAL AREA

45.30 sqm / 487.61 sqft

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— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
45.30 sqm / 487.61 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes voids/voids, restricted head height
43.27 sqm / 465.75 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
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.

#RES 28 RESIDENTIAL 45.68 sqm / 491.70 sqft
#RES 30 RESIDENTIAL 43.60 sqm / 468.84 sqft
SPEC ID: @0ab8994fc82580dcbcfac44

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	75	76
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



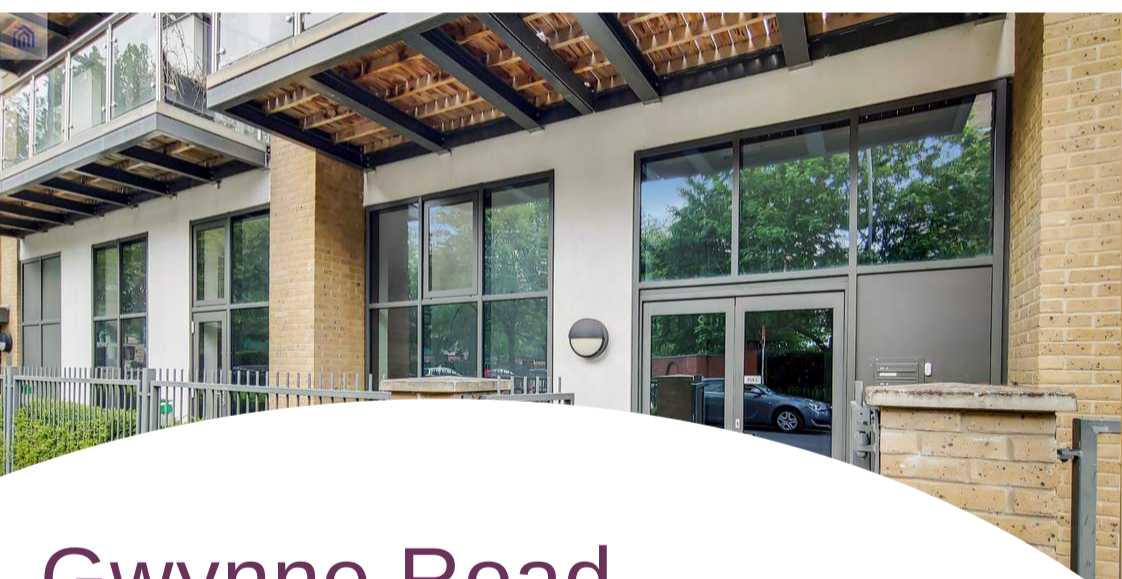
This stunning ground floor flat comprises a large kitchen reception with a large breakfast bar, massively high ceiling and floor to ceiling windows, two double bedrooms, a large family sized bathroom and a huge amount of storage in the loft space. The floor is solid natural oak throughout.

Battersea Park is only a 10min walk from the flat and Battersea Square with its eclectic mix of bars, café and restaurants is just a 5 minute walk.



- Two Bedroom Apartment
- Oak Floor
- Free on Street Parking

- Open Plan Kitchen & Reception Area
- Close to Clapham Junction Station
- Chain Free



Gwynne Road

Battersea Village, SW11 3GL

Absolute Living are delighted to be marketing this unique 2 bedroom apartment close to the river in Battersea. The quirky two bedroom flat is in a modern development on Gwynne Road and has been finished to a beautifully high standard throughout. The property is just a 10min walk from Clapham Junction Station, and local amenities are all nearer still. The property is offered to the market chain free.

