

CLIFTON LODGE | SW3



Winkworth



Clifton Lodge SW3

RENT: £420pw / £1,820pcm

- 1 Bedroom
- 1 Reception Room
- Ground Floor Studio Flat
- Ideal for Students
- Furnished

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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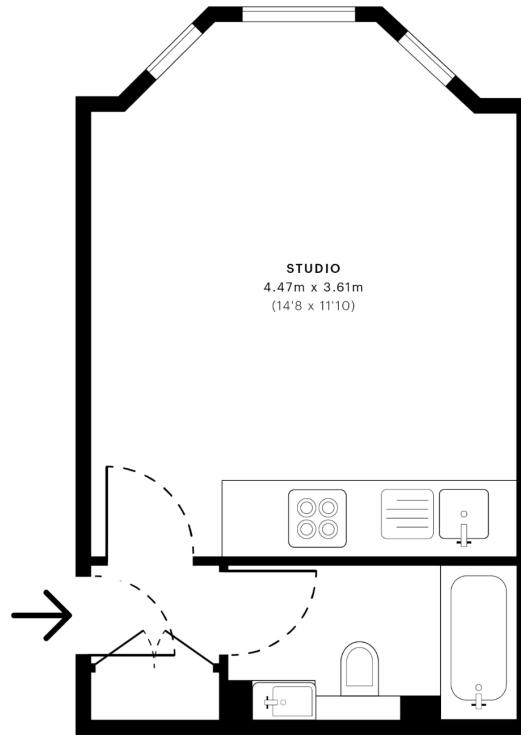


for every step...

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— Ground Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
20.12 sqm / 216.57 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
19.56 sqm / 210.54 sqft

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

 RESTRICTED HEAD HEIGHT
Limited use area under 1.9 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 20.12 sqm / 216.57 sqft
IPMS 3C RESIDENTIAL 19.71 sqm / 212.16 sqft

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