



**4 Bed  
House - Terraced  
located in**

**£3,400 PCM**

ORLANDO REID



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LONDON



### Cottage Grove, SW9

CAPTURE DATE: 02/09/2022 LASER SCAN POINTS: 92,588,358

### GROSS INTERNAL AREA

104.38 sqm / 1123.54 sqft



## DIRECTIONS

### CONTACT

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**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
104.38 sqm / 1123.54 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and structural features  
Includes mezzanines, restricted head height  
98.06 sqm / 1055.51 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.

IPW 3B RESIDENTIAL: 101.80 sqm / 1095.77 sqft  
IPW 3C RESIDENTIAL: 98.25 sqm / 1052.55 sqft  
SPEC ID: 6310a9af580af0dd66608a8

