



**2 Bed
Apartment
located
in Willesden Green**

£2,500 PCM

ORLANDO REID



ORLANDO REID
LONDON



Melrose Avenue, NW2

CAPTURE DATE 15/10/2021 LASER SCAN POINTS 3,723,566

GROSS INTERNAL AREA

68.99 sqm / 742.60 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
68.99 sqm / 742.60 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, restricted head height
64.17 sqm / 690.72 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.15 sqm / 1.61 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.

IPWS 3B RESIDENTIAL 68.45 sqm / 737.11 sqft
IPWS 3C RESIDENTIAL 64.61 sqm / 695.46 sqft

IPREC ID: 0107ebcafe38a00dd129c3b1c

DIRECTIONS

CONTACT

1-3 Old Town
Clapham
London
SW4 0JT

E: lettings@orlandoreid.co.uk
T: 020 7627 3197
www.orlandoreid.co.uk

