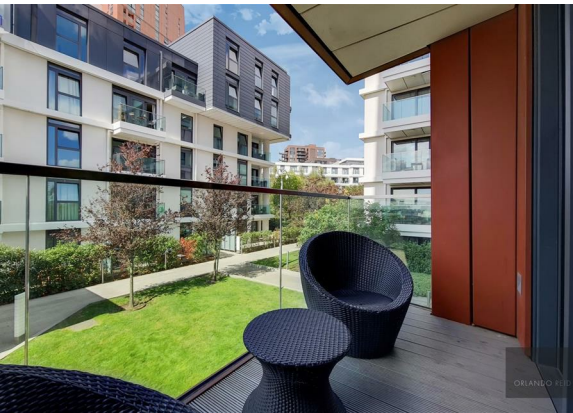




**2 Bed
Apartment
located in Nine
Elms**

£3,250 PCM

ORLANDO REID



ORLANDO REID
LONDON



Pinto Tower, SW8

CAPTURE DATE: 26/08/2022 LASER SCAN POINTS: 47,025,482

GROSS INTERNAL AREA

77.06 sqm / 829.47 sqft



— Fifth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
77.06 sqm / 829.47 sqft

NET INTERNAL AREA (NIA)
Excludes walls and structural features
Includes windows, restricted head height
72.80 sqm / 783.61 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
5.54 sqm / 59.63 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.

IPWS 3B RESIDENTIAL: 82.71 sqm / 890.38 sqft
IPWS 3C RESIDENTIAL: 78.45 sqm / 855.19 sqft

spec id: 63058be63fbc3b0dd8a389ec

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

DIRECTIONS

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