



**2 Bed
Apartment
located
in Willesden Green**

£2,500 PCM

ORLANDO REID



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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 structural features
Includes mezzanines, restricted head height
64.17 sqm / 690.72 sqft

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

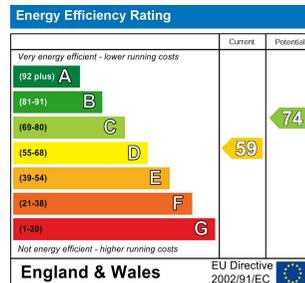
RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.15 sqm / 1.61 sqft



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: 68.48 sqm / 737.11 sqft
IPWS 3C RESIDENTIAL: 64.61 sqm / 695.46 sqft

REC ID: 0167ebcafe35a00dd129c31c



DIRECTIONS

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