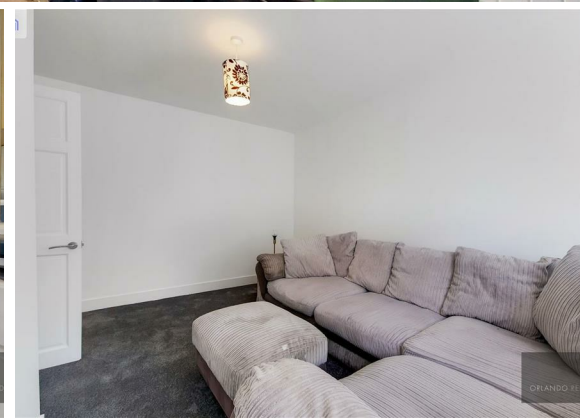




**2 Bed
Apartment
located in**

£1,400 PCM



ORLANDO REID
LONDON



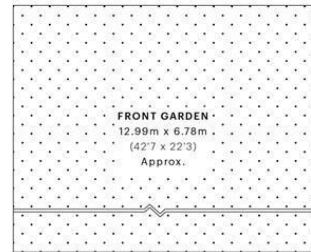
Baring Road, SE12

CAPTURE DATE 20/06/2022 LASER SCAN POINTS 35,449,773

GROSS INTERNAL AREA

48.70 sqm / 524.20 sqft

Storage also available,
not measured during
survey, and excluded
from measurements.



Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
48.70 sqm / 524.20 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, restricted head height
45.89 sqm / 493.96 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.

IPWS 3B RESIDENTIAL 50.26 sqm / 540.99 sqft
IPWS 3C RESIDENTIAL 47.66 sqm / 513.01 sqft

*Excluded from measurements

SPEC ID: 62ab1e39f20ee30dc32142c7

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

CONTACT

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