



**2 Bed
Apartment
located in**

£5,000 PCM

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Upper Ground, SE1

CAPTURE DATE: 01/07/2022 LASER SCAN POINTS: 64,338,092

GROSS INTERNAL AREA

109.83 sqm / 1182.20 sqft

z ←



— Twentieth Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 109.83 sqm / 1182.20 sqft	NET INTERNAL AREA (NIA) Excludes walls and structural features Includes mezzanines, restricted head heights 101.98 sqm / 1097.70 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
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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: 109.39 sqm / 1186.70 sqft
IPW 3C RESIDENTIAL: 101.98 sqm / 1097.70 sqft

SPEC ID: 6262c1875944f0e40d4429a

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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