



**2 Bed
Apartment
located
in Battersea Reach**

£3,300 PCM

ORLANDO REID



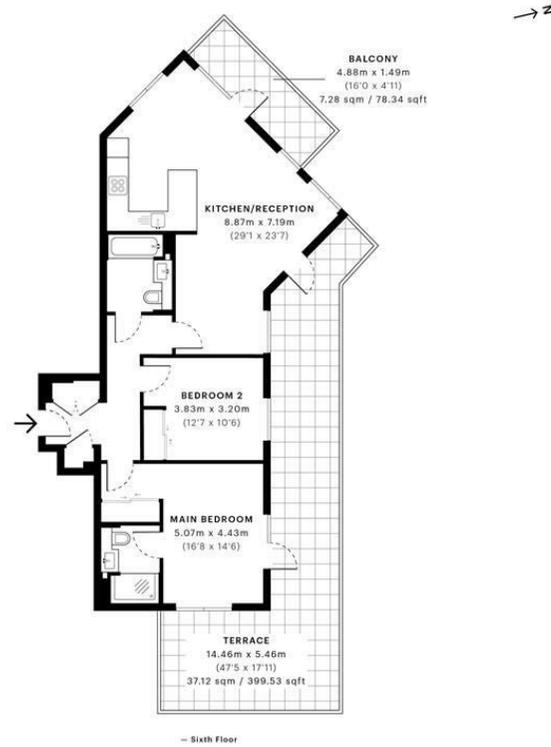


Trafalgar House, SW18

CAPTURE DATE: 05/08/2021 LASER SCAN POINTS: 2,680,755

GROSS INTERNAL AREA

88.41 sqm / 951.64 sqft



GROSS INTERNAL AREA (GIA) The footprint of the property 88.41 sqm / 951.64 sqft	NET INTERNAL AREA (NIA) Excludes walls and structural features Includes windows, restricted head height 85.12 sqm / 916.22 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 44.40 sqm / 477.92 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.

IPWS 3B RESIDENTIAL: 154.27 sqm / 1645.27 sqft
IPWS 3C RESIDENTIAL: 131.50 sqm / 1419.33 sqft

spec id: 6109736d718f80e0217e8b54

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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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