



**1 Bed
Apartment
located in Balham**

£2,000 PCM

ORLANDO REID



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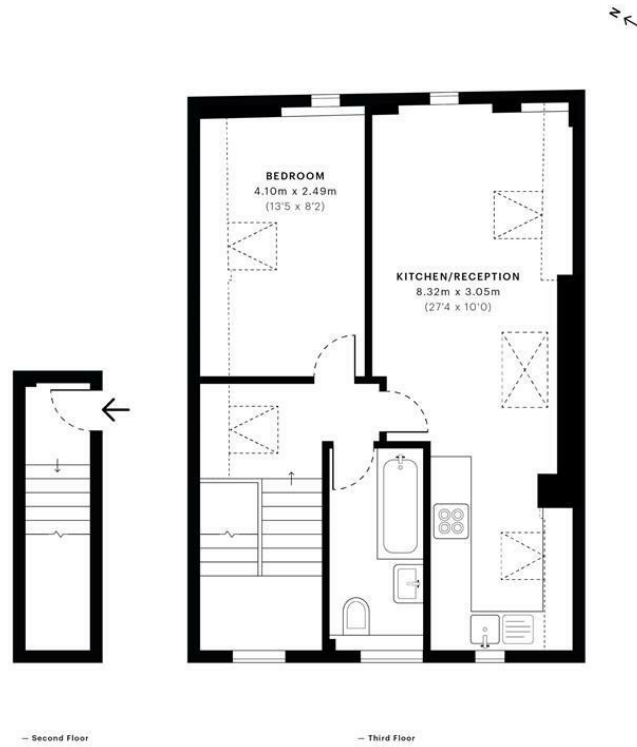


Bedford Hill, SW12

CAPTURE DATE: 30/11/2020 LASER SCAN POINTS: 1,212,216

GROSS INTERNAL AREA

50.92 sqm / 548.10 sqft



GROSS INTERNAL AREA (GIA) The footprint of the property 50.92 sqm / 548.10 sqft	NET INTERNAL AREA (NIA) Excludes walls and structural features Includes windows, restricted head height 42.82 sqm / 460.91 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Limited one area under 1.8 m 4.59 sqm / 49.41 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: 43.05 sqm / 463.02 sqft
IPWS 3C RESIDENTIAL: 42.82 sqm / 460.91 sqft
SPEC ID: 5f0e351f54c0d95c53ec2

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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