



**2 Bed  
Apartment  
located  
in Kennington**

£2,000 PCM



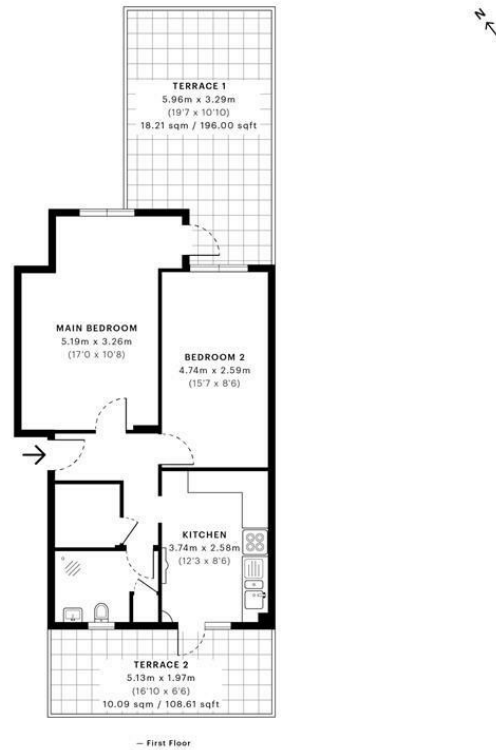


# Wesley Close, SE17

CAPTURE DATE: 24/01/2022 LASER SCAN POINTS: 2,451,996

GROSS INTERNAL AREA

51.22 sqm / 551.33 sqft



	<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 51.22 sqm / 551.33 sqft		<b>NET INTERNAL AREA (NIA)</b> Excludes walls and structural features Includes mezzanines, restricted head height 48.79 sqm / 525.17 sqft		<b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 28.30 sqm / 304.62 sqft		<b>RESTRICTED HEAD HEIGHT</b> 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: 70.53 sqm / 855.95 sqft  
IPWS 3C RESIDENTIAL: 77.54 sqm / 830.33 sqft  
SPEC ID: 61e69d2cf4755a0dd8b48fc22

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## DIRECTIONS

**CONTACT**  
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