



**3 Bed
House - Semi-
Detached
located in Morden**

£2,400 PCM

ORLANDO REID



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LONDON

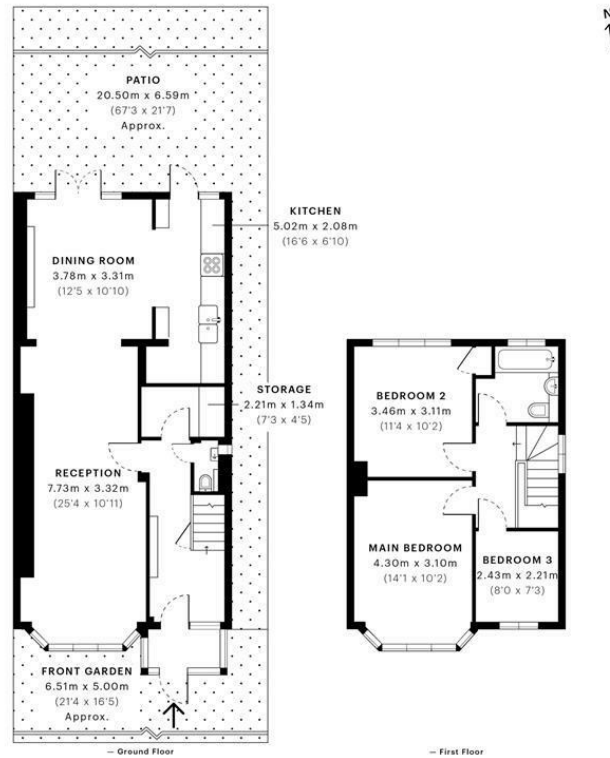


Victory Avenue, SM4

CAPTURE DATE: 06/11/2021 LASER SCAN POINTS: 7,675,089

GROSS INTERNAL AREA

104.08 sqm / 1120.31 sqft



GROSS INTERNAL AREA (GIA) The footprint of the property 104.08 sqm / 1120.31 sqft	NET INTERNAL AREA (NIA) Excludes walls and structural features includes mezzanines, restricted head height 93.59 sqm / 1007.39 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Limited one area under 1.8m 0.25 sqm / 2.69 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: 101.38 sqm / 1090.17 sqft
IPW 3C RESIDENTIAL: 95.86 sqm / 1031.83 sqft

spec id: 618505492bd830dd78bbd71

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		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

CONTACT

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