



**3 Bed
House - Terraced
located in Brixton**

£950,000



ORLANDO REID
LONDON



Burgoyne Road, SW9

CAPTURE DATE: 21/07/2022 LASER SCAN POINTS: 72,712,819

GROSS INTERNAL AREA

103.50 sqm / 1114.06 sqft



GROSS INTERNAL AREA (GIA) The footprint of the property 103.50 sqm / 1114.06 sqft	NET INTERNAL AREA (NIA) Excludes walls and structural features Includes mezzanines, restricted head height 96.16 sqm / 1035.06 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.8m 0.27 sqm / 2.91 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: 100.37 sqm / 1080.37 sqft
IPWS 3C RESIDENTIAL: 96.42 sqm / 1037.86 sqft
*Excluded from measurements

spec id: 62d7b785538d3d6d857f62e6

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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