



**2 Bed
Apartment
located in**

£5,000 PCM



ORLANDO REID



Upper Ground, SE1

CAPTURE DATE: 01/07/2022 LASER SCAN POINTS: 64,338,092

GROSS INTERNAL AREA

109.83 sqm / 1182.20 sqft

z ←



— Twentieth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
109.83 sqm / 1182.20 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, restricted head height
101.98 sqm / 1097.70 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



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: 108.39 sqm / 1166.70 sqft
IPWS 3C RESIDENTIAL: 101.98 sqm / 1097.70 sqft

SPEC ID: 6250c1875b44f0e40d4629a

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

1-3 Old Town
Clapham
London
SW4 0JT

E: lettings@orlandoreid.co.uk
T: 020 7627 3197
www.orlandoreid.co.uk

ORLANDO REID