



**2 Bed  
Apartment  
located in**

**£6,250 PCM**

ORLANDO REID



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LONDON



# 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

<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 109.83 sqm / 1182.20 sqft	<b>NET INTERNAL AREA (NIA)</b> Excludes walls and structural features Includes windows, restricted head height 101.98 sqm / 1097.70 sqft	<b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 0.00 sqm / 0.00 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.

IPW 3B RESIDENTIAL 109.83 sqm / 1182.20 sqft  
IPW 3C RESIDENTIAL 101.98 sqm / 1097.70 sqft  
SPEC ID: 6262c1875944f0e40d4429a

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		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

## DIRECTIONS

### CONTACT

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