



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

£2,500 PCM



ORLANDO REID
LONDON

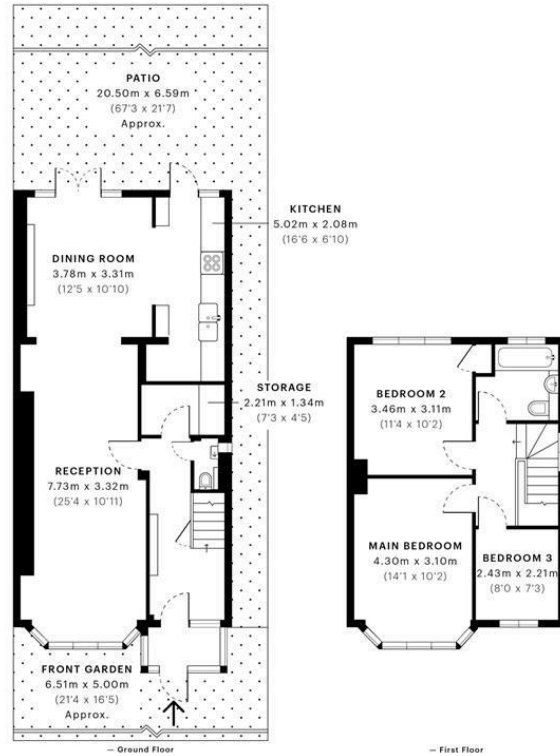


Victory Avenue, SM4

CAPTURE DATE: 08/11/2021 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 external features
Includes walkways, 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 use area under 1.8m
0.25 sqm / 2.69 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: 101.28 sqm / 1090.17 sqft
IPWS 3C RESIDENTIAL: 95.88 sqm / 1031.83 sqft

SPEC ID: 618505492bdc830dd78b6d71

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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