



**1 Bed
Apartment
located in Tulse
Hill**

£1,600 PCM

ORLANDO REID



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LONDON

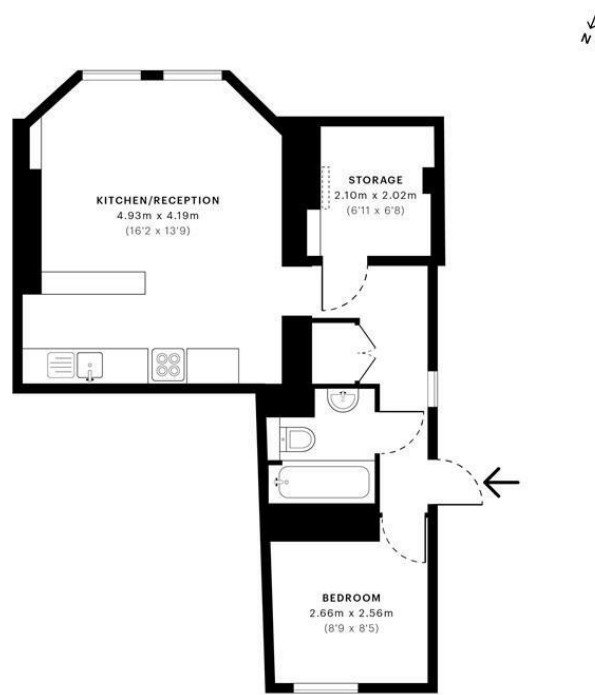


Deronda Road, SE24

CAPTURE DATE 12/04/2022 LASER SCAN POINTS 44,973,414

GROSS INTERNAL AREA

41.81 sqm / 450.04 sqft



— Lower Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
41.81 sqm / 450.04 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes walkways, restricted head height
37.38 sqm / 402.35 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.07 sqm / 0.75 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 42.48 sqm / 457.04 sqft
IPWS 3C RESIDENTIAL 38.36 sqm / 412.90 sqft

SPIC ID: 62553f441b3e9d0e425890c9

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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