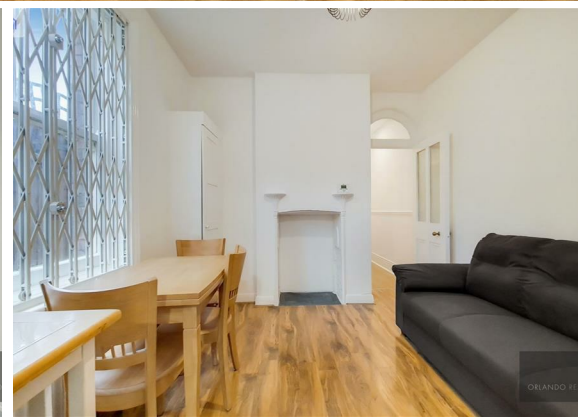




**3 Bed
Apartment
located in Brixton**

£2,850 PCM

ORLANDO REID



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Effra Mansions, SW2

CAPTURE DATE: 19/01/2022 LASER SCAN POINTS: 1,818,614

GROSS INTERNAL AREA

65.96 sqm / 709.99 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
65.96 sqm / 709.99 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
60.56 sqm / 651.86 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: 65.96 sqm / 709.88 sqft

IPWS 3C RESIDENTIAL: 61.27 sqm / 659.50 sqft

SPR no: 61e51dde75c600de097d64f

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

1-3 Old Town
Clapham
London
SW4 0JT

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

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