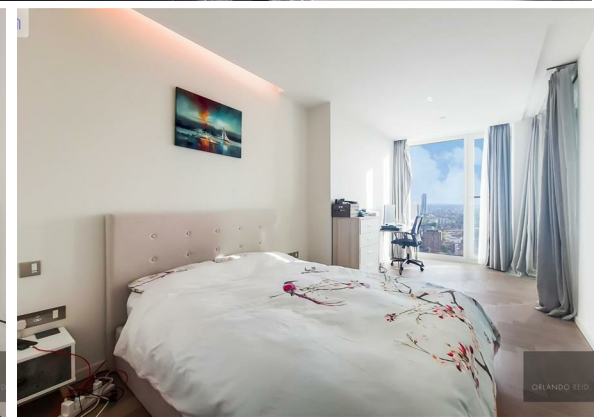




**2 Bed  
Apartment  
located in**

**£2,000,000**



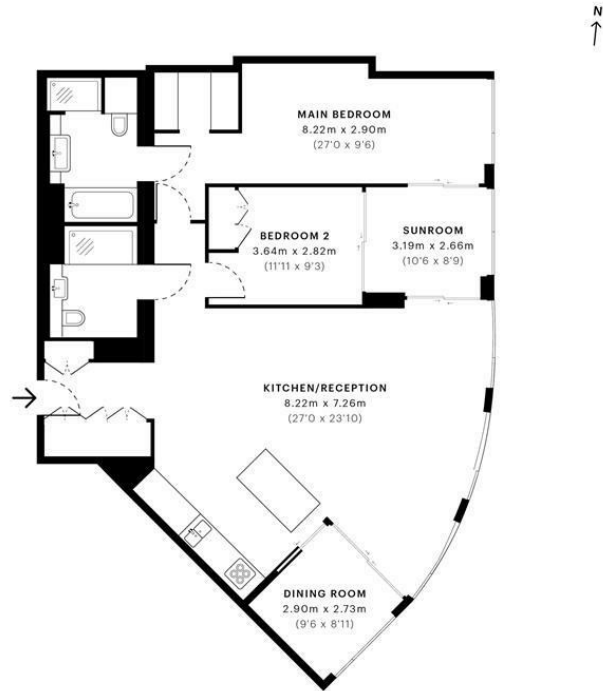


Upper Ground, SE1

CAPTURE DATE 25/10/2022 LASER SCAN POINTS 62,704,785

GROSS INTERNAL AREA

125.49 sqm / 1350.76 sqft



— Twenty-first Floor



Open floor plan is a product of accordance with:  
 Royal Institution of Chartered Surveyors' Property Measurement Standards.  
 Plans and gardens are illustrative only and excluded from all area calculations.  
 Size for marketing, numbers may not add up precisely.  
 All measurements taken at the highest point of ground levels and walls,  
 on the maximum points of measurements contained in the scan.

FILE ID: 5635283182d5d0d084385845  
 FILE IN: MEASUREMENTS - 18/10/2022  
 FILE IN: MEASUREMENTS - 18/10/2022

RICS ID: 5635283182d5d0d084385845

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			
England & Wales		EU Directive 2002/91/EC	

## DIRECTIONS

## CONTACT

1-3 Old Town  
 Clapham  
 London  
 SW4 0JT

E: [lettings@orlandoreid.co.uk](mailto:lettings@orlandoreid.co.uk)  
 T: 020 7627 3197  
[www.orlandoreid.co.uk](http://www.orlandoreid.co.uk)

ORLANDO REID