



**2 Bed  
House - Terraced  
located in Brixton**

**£2,500 PCM**



**ORLANDO REID**

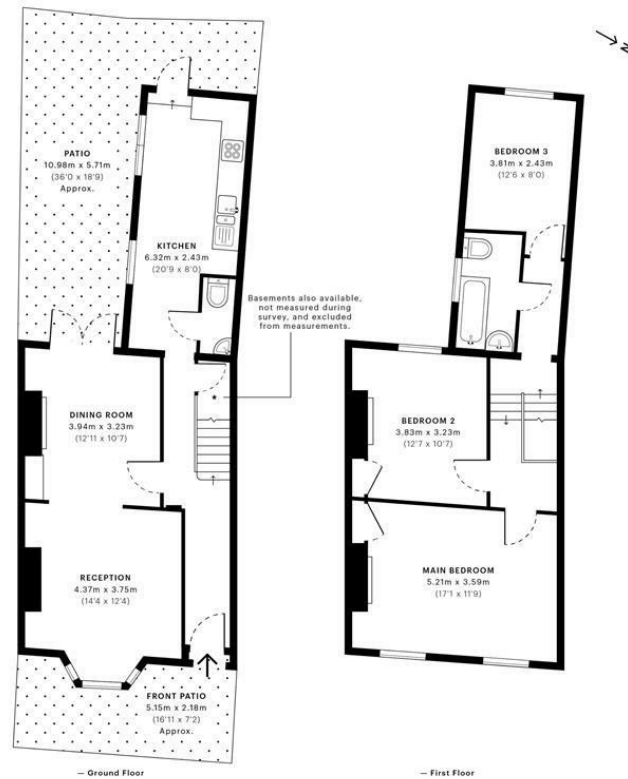


# Burgoyne Road, SW9

CAPTURE DATE: 21/07/2022 LASER SCAN POINTS: 72,712,819

GROSS INTERNAL AREA

103.50 sqm / 1114.06 sqft



GROSS INTERNAL AREA (GIA) The footprint of the property 103.50 sqm / 1114.06 sqft	NET INTERNAL AREA (NIA) Excludes walls and structural features Includes mezzanines, restricted head height 96.16 sqm / 1035.06 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.8m 0.27 sqm / 2.91 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.

IPWS 3B RESIDENTIAL: 100.37 sqm / 1080.37 sqft  
IPWS 3C RESIDENTIAL: 96.42 sqm / 1037.86 sqft  
\*Excluded from measurements

spec id: 62d7b7955383d3d6d87f62e6

### 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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