



**3 Bed
Apartment
located in**

£4,650 PCM

ORLANDO REID



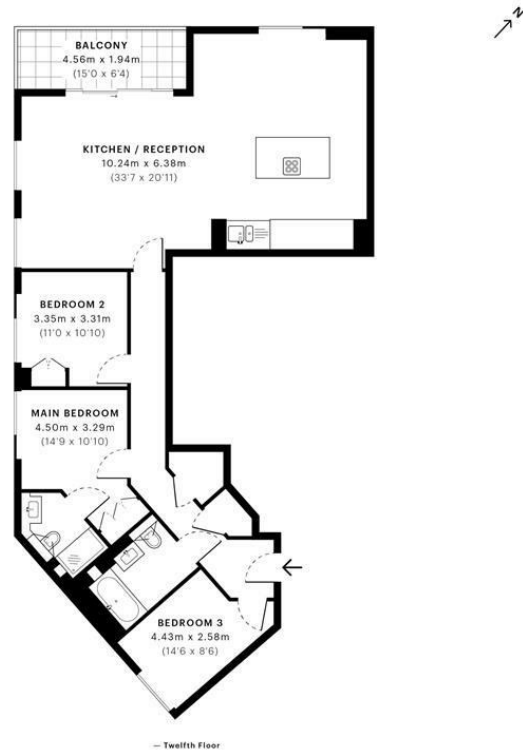
ORLANDO REID

Marquis House, W6

CAPTURE DATE: 02/09/2022 LASER SCAN POINTS: 148,552,687

GROSS INTERNAL AREA

116.04 sqm / 1249.04 sqft



GROSS INTERNAL AREA (GIA) The footprint of the property 116.04 sqm / 1249.04 sqft	NET INTERNAL AREA (NIA) Excludes walls, window frames Includes measurements, restricted head height 112.04 sqm / 1205.99 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 8.51 sqm / 91.60 sqft	RESTRICTED HEAD HEIGHT Limited ceiling under 2.0m 0.16 sqm / 1.72 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.

PHS 30 RESIDENTIAL 124.61 sqm / 1341.29 sqft
PHS 30 RESIDENTIAL 121.28 sqm / 1305.45 sqft
SPEC ID: 6310688fb454fb0dd3c1257a

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

1-3 Old Town
Clapham
London
SW4 0JT

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

ORLANDO REID