



**0 Bed
Studio
located in**

£2,750 PCM



ORLANDO REID



Upper Ground, SE1

CAPTURE DATE: 05/07/2022 LASER SCAN POINTS: 25,512,629

GROSS INTERNAL AREA

38.11 sqm / 410.21 sqft



— Nine-teeth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
38.11 sqm / 410.21 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
35.13 sqm / 378.14 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: 37.44 sqm / 403.00 sqft
IPWS 3C RESIDENTIAL: 35.13 sqm / 378.14 sqft

SPEC ID: 62c3d7eb83b8e40dd7b4a20e

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

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