



**2 Bed  
Apartment  
located  
in Battersea Reach**

£3,500 PCM



 **ORLANDO REID**  
LONDON

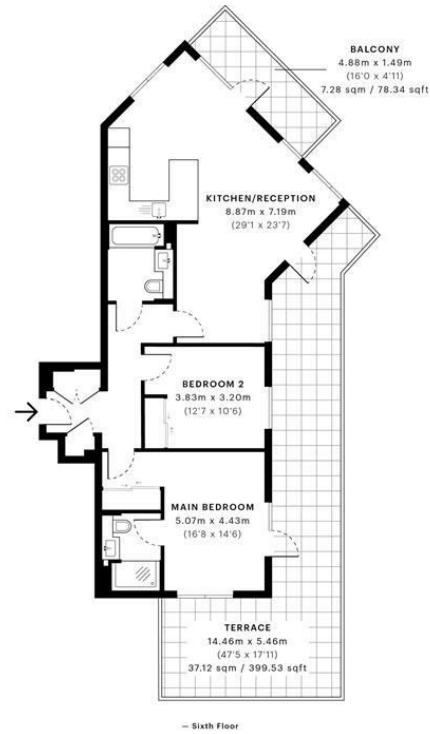


# Trafalgar House, SW18

CAPTURE DATE: 05/08/2021 LASER SCAN POINTS: 2,680,755

GROSS INTERNAL AREA

88.41 sqm / 951.64 sqft



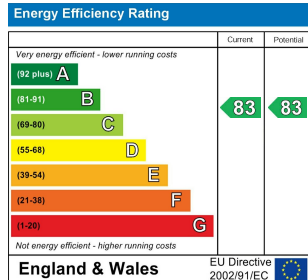
<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 88.41 sqm / 951.64 sqft	<b>NET INTERNAL AREA (NIA)</b> Excludes walls and structural features Includes windows, restricted head height 85.12 sqm / 916.22 sqft	<b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 44.40 sqm / 477.92 sqft	<b>RESTRICTED HEAD HEIGHT</b> 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: 154.27 sqm / 1645.27 sqft  
IPWS 3C RESIDENTIAL: 131.50 sqm / 1419.33 sqft

spec id: 6109736d71f8f80e02d17e8b54



## 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)

