



**3 Bed
Apartment
located in**

£8,600 PCM

ORLANDO REID



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LONDON



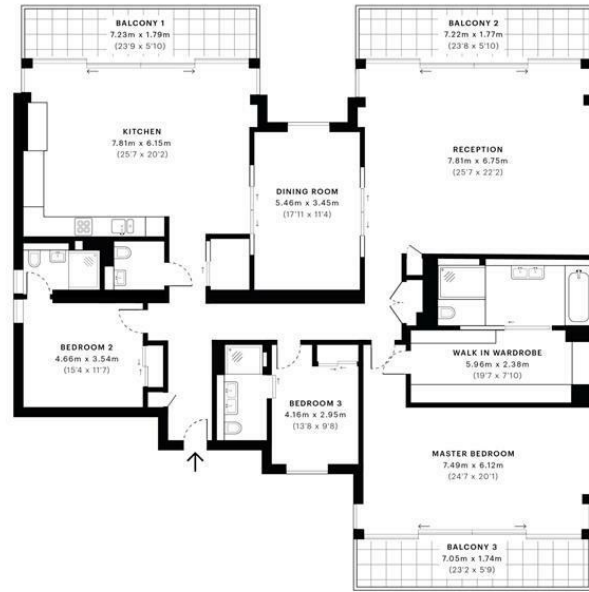
Merano Residences, SE1

CAPTURE DATE: 17/07/2020 LASER SCAN POINTS: 265,871,237

GROSS INTERNAL AREA

239.51 sqm / 2578.06 sqft

DIRECTIONS



— Fourteenth Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 239.51 sqm / 2578.06 sqft	NET INTERNAL AREA (NIA) Excludes walls and structural features Includes mezzanines, restricted head height 221.78 sqm / 2387.22 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 37.81 sqm / 406.98 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.8m 0.00 sqm / 0.00 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 open lengths and widths are the maximum points of measurements captured in the scan.

IPW138 RESIDENTIAL: 277.79 sqm / 2983.65 sqft
IPW139 RESIDENTIAL: 260.65 sqm / 2805.91 sqft

spec id: 5f04aa8204a34a7613fa8143

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	

CONTACT

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