

Flat 12A, Mordaunt House Albion Avenue, London, SW8 2AL  
£450,000  
Council Tax Band: B

ORLANDO REID  
— MANCHESTER —



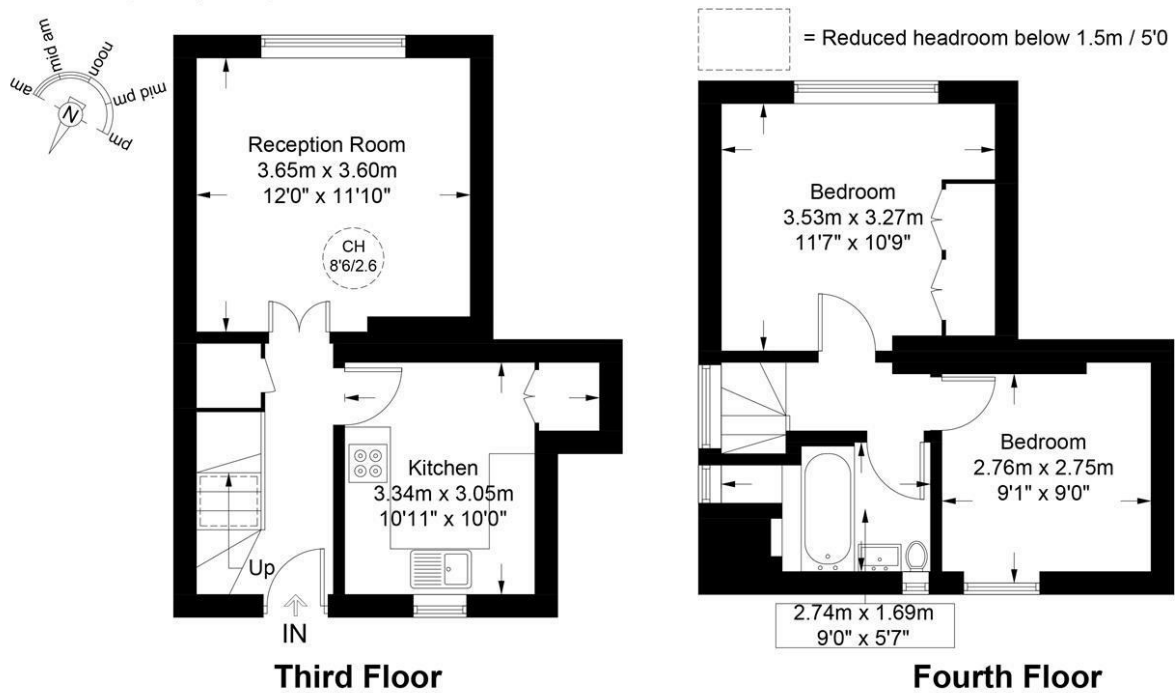
A charming two double bedroom split level flat of over 600 sq.ft retaining huge amounts of original character, with direct access onto a charming terrace ideal for entertaining; ideally located on Albion Avenue a short walk from Stockwell Underground and Wandsworth Road BR. This stunning flat has huge amounts of natural light and is an ideal first time purchase.

St Johns Court 19b Quay Street, Manchester, M3 3HN  
01616760099  
manchester@orlandoreid.co.uk  
<https://www.orlandoreid.co.uk/manchester/>

Mordaunt House, SW8

Approximate Gross Internal Area = 609 sq ft / 56.6 sq m

Restricted Height = 5 sq ft / 0.5 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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		
England & Wales		
EU Directive 2002/91/EC		