



2 Bed  
Apartment  
located in

£1,695,000





	<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property		<b>NET INTERNAL AREA (NIA)</b> Excludes walls and structural features Includes walkways, restricted head height		<b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc.		<b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.8m
	85.52 sqm / 920.53 sqft		81.05 sqm / 872.41 sqft		0.00 sqm / 0.00 sqft		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: 88.47 sqm / 952.38 sqft

IPWS 3C RESIDENTIAL: 84.51 sqm / 909.66 sqft

spec id: 5f63348531f5d70dad2433f0

**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		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

**DIRECTIONS**

**CONTACT**

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