



Apt 302, Orwell Building, Heritage Lane

London



Apartment 302

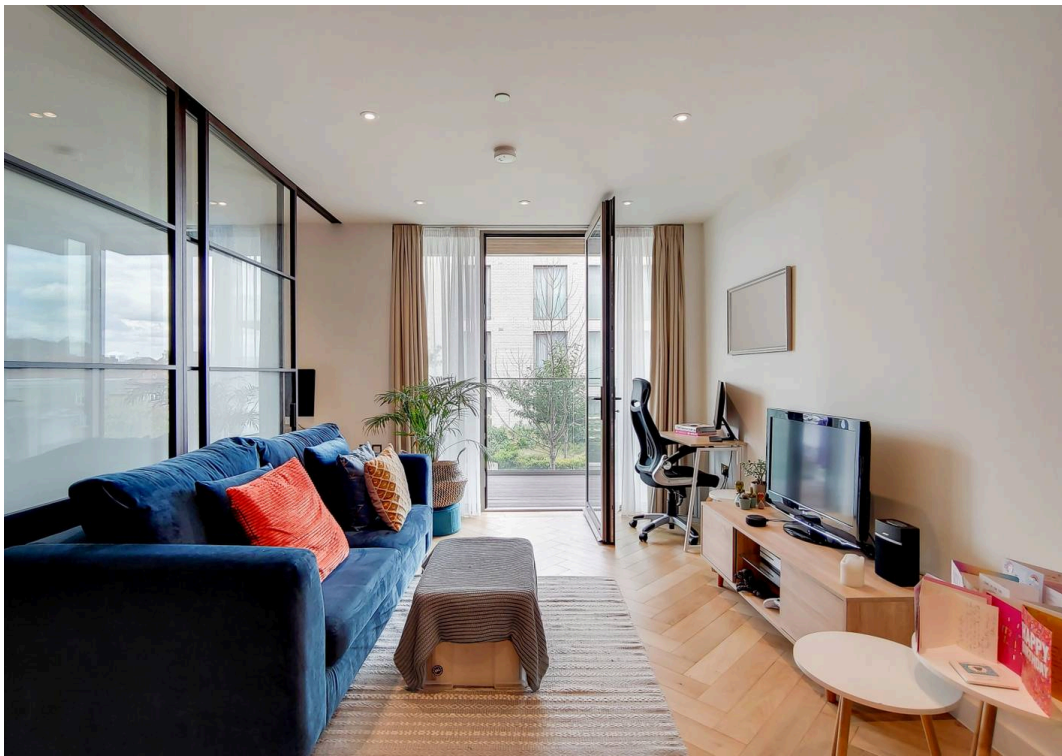
Orwell Building, London

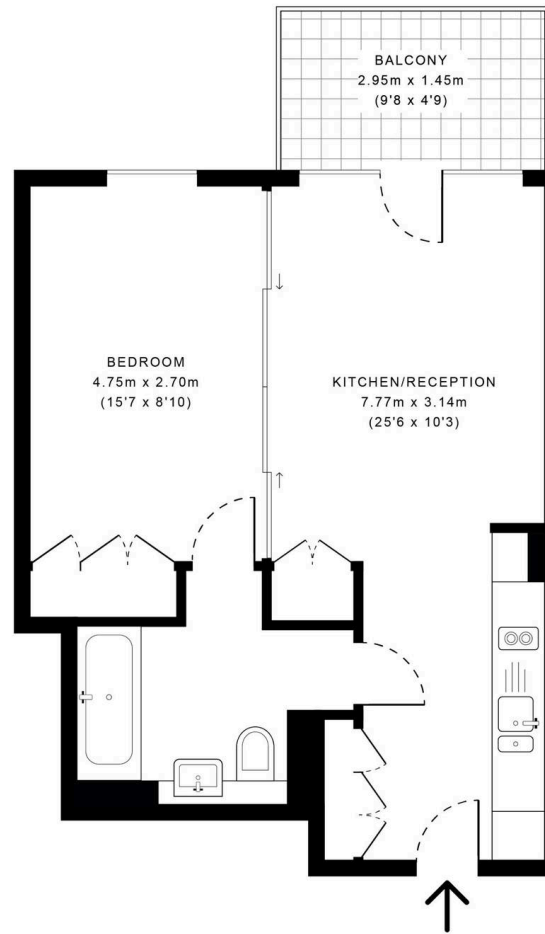
Luxury one bedroom with private balcony, herringbone flooring, comfort cooling, gym, spa, concierge, near West Hampstead High Street and transport. EPC B. Council Tax Band C. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





— Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
40.81 sqm / 439.28 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes webrooms, restricted head height
39.19 sqm / 421.84 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.29 sqm / 46.18 sqft

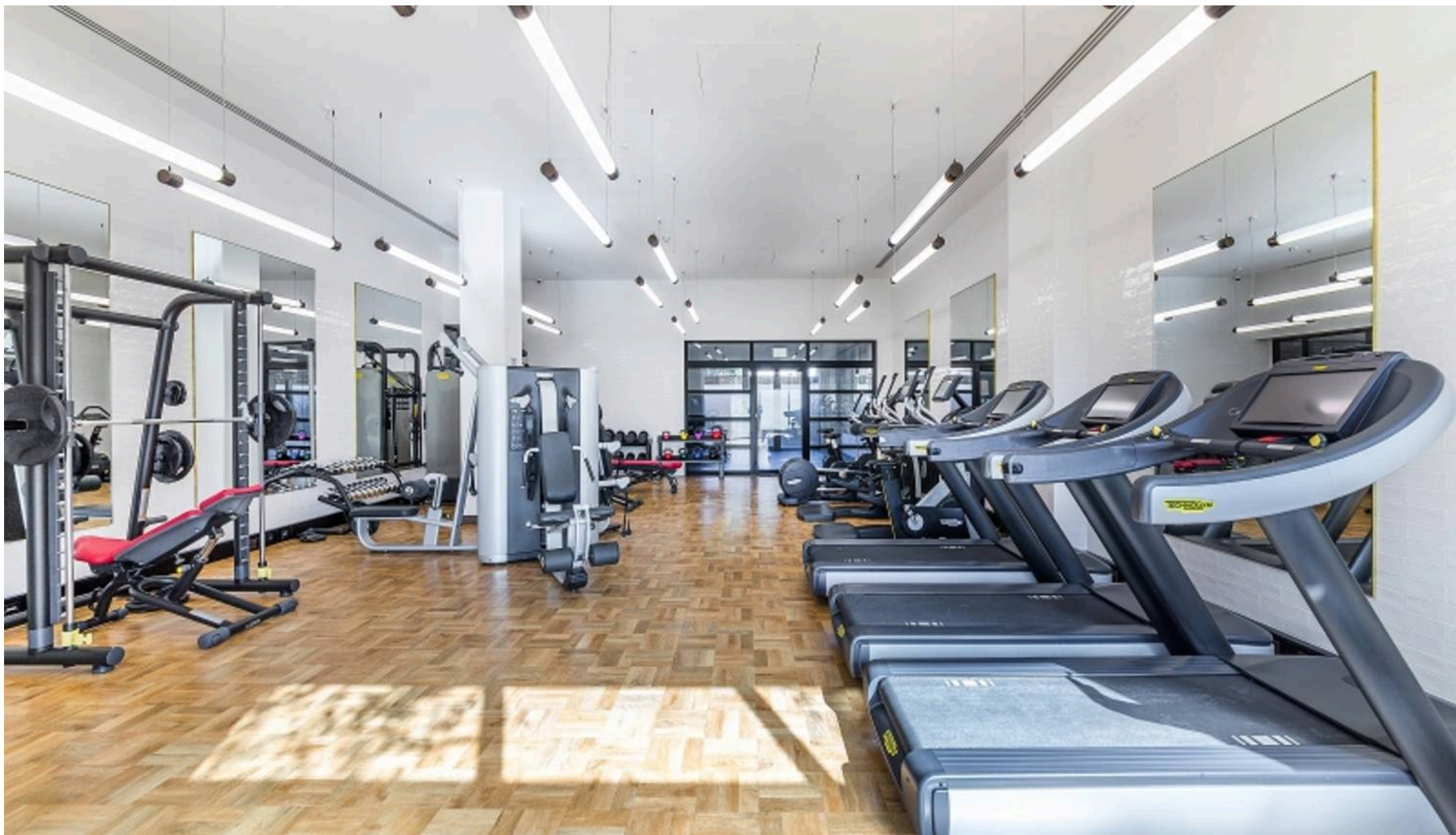
RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



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.

IPMS 3B RESIDENTIAL 45.10 sqm / 485.45 sqft
IPMS 3C RESIDENTIAL 43.90 sqm / 472.54 sqft

SPEC ID 5f188b98e5927c622bbc7525



Garrison Estates

20 College Parade, Salusbury Road, Queens Park - NW6 6RN

020 4511 4820 • contact@garrisonestates.co.uk • www.garrisonestates.co.uk/