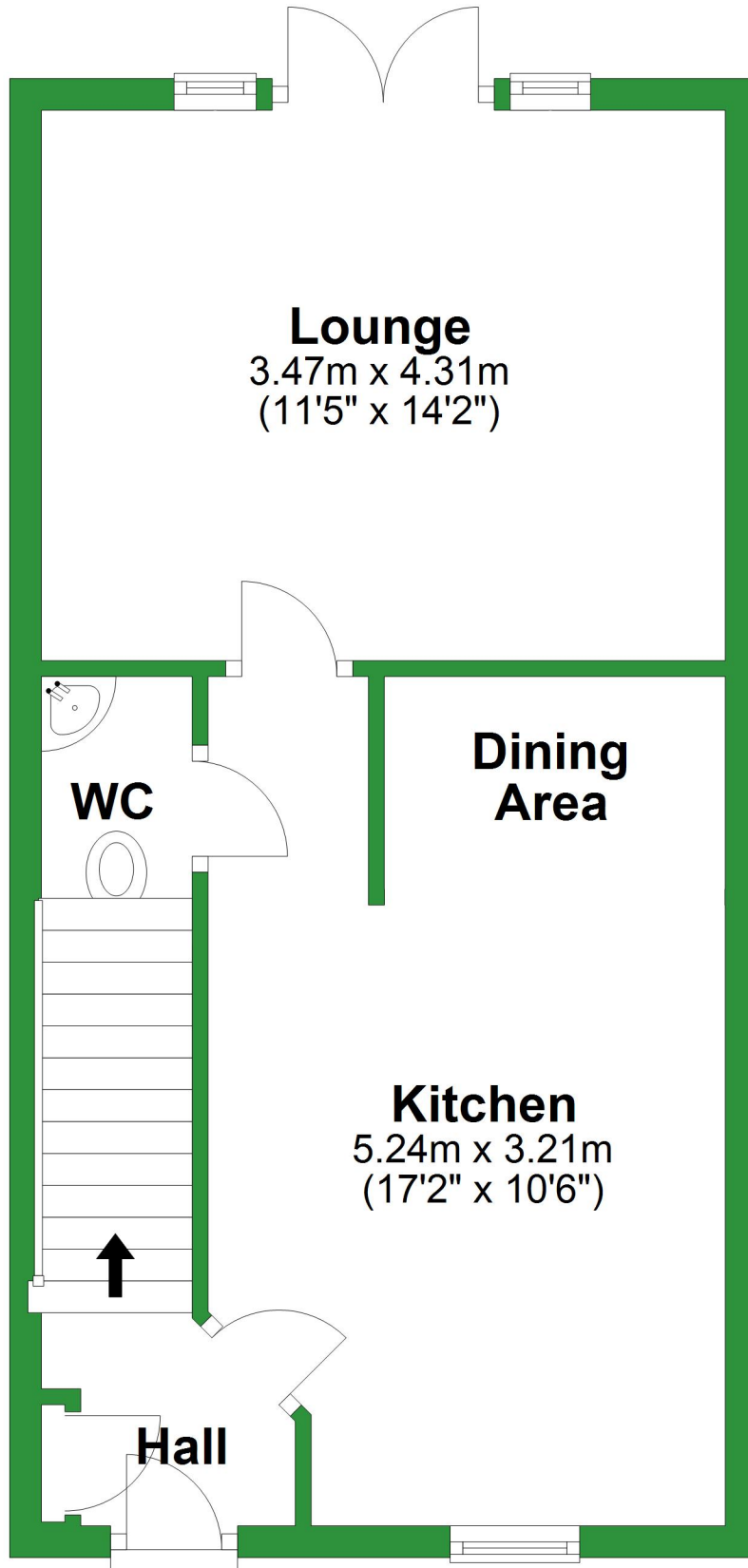


# Ground Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



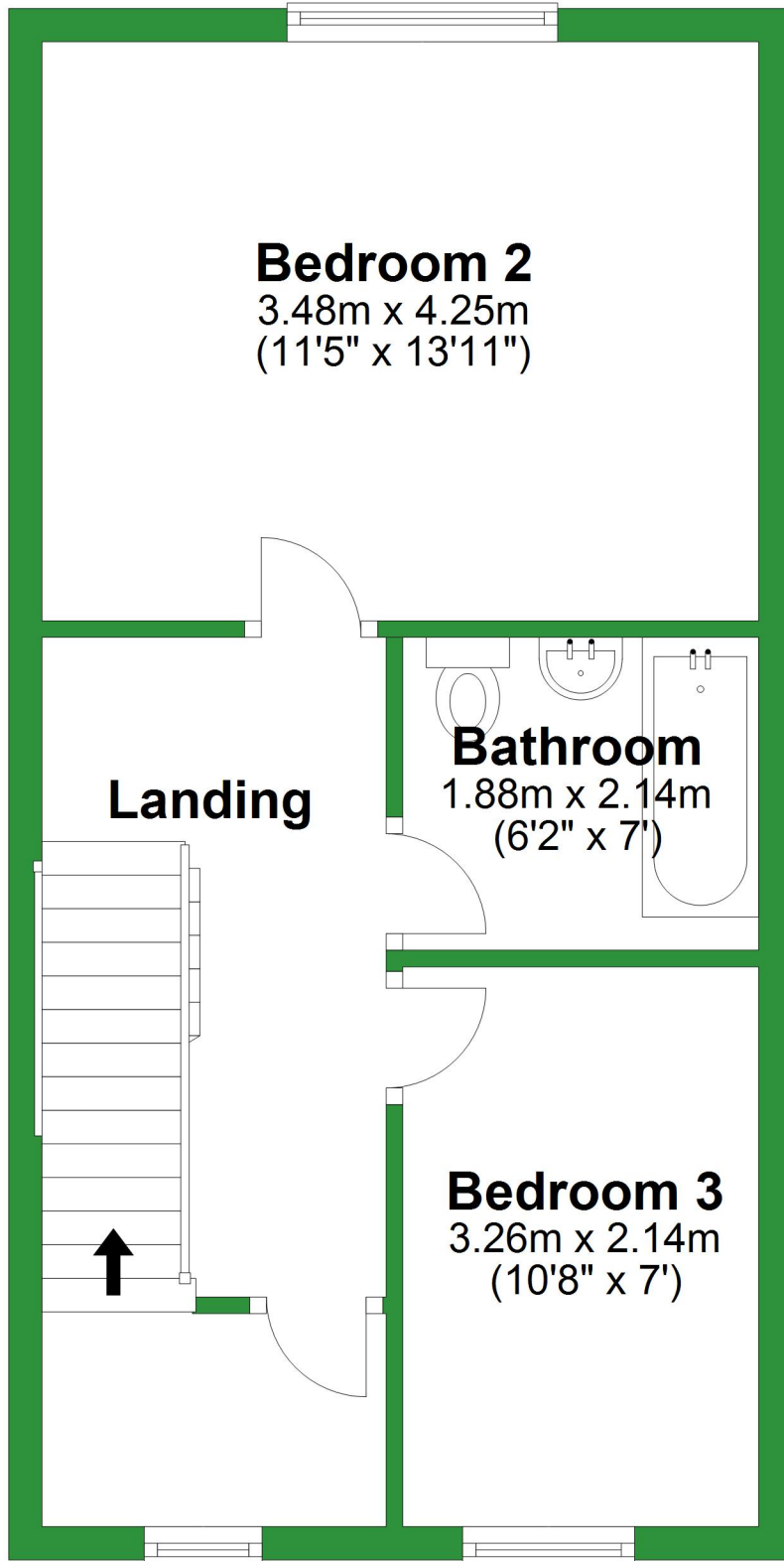
Total area: approx. 105.2 sq. metres (1132.8 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.

Plan produced using PlanUp.

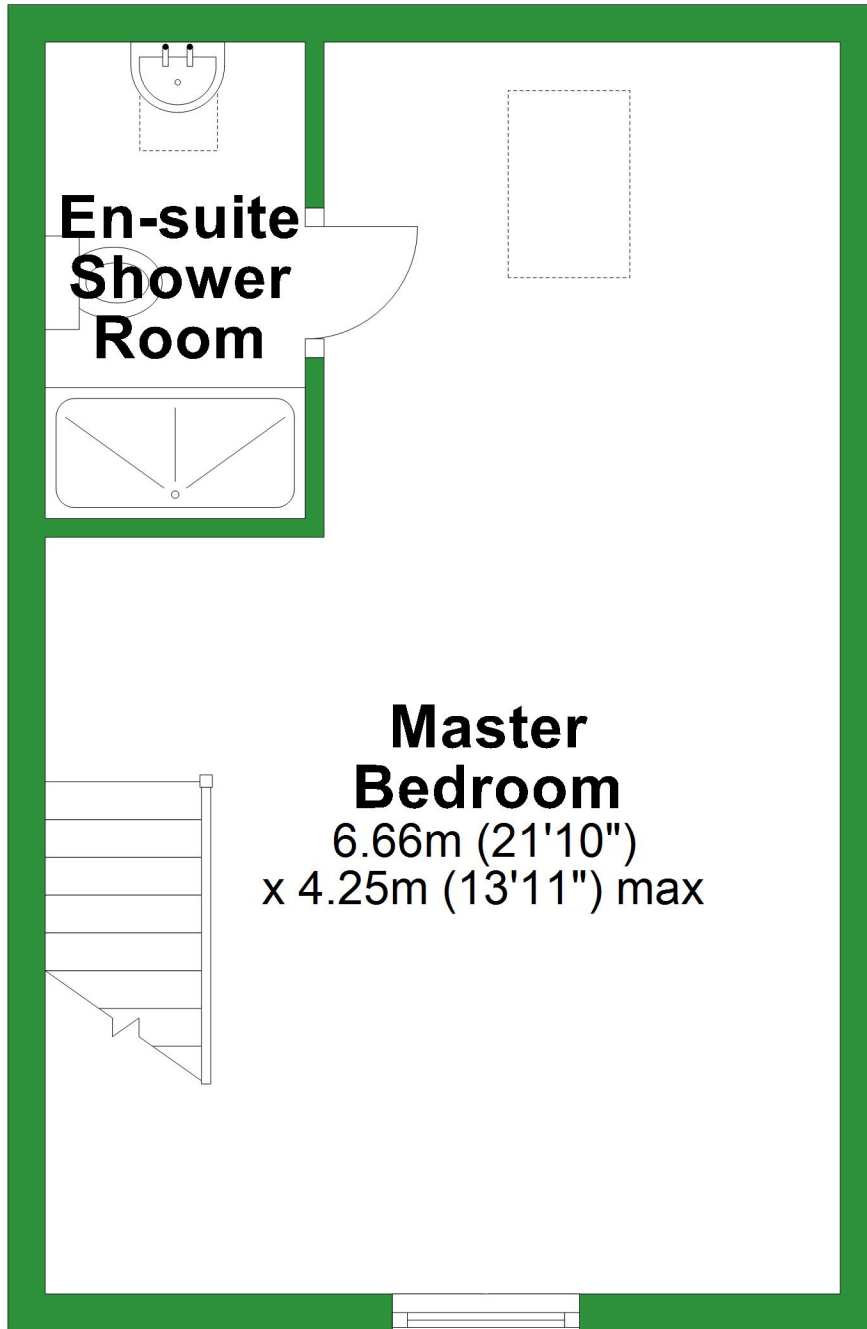
# First Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



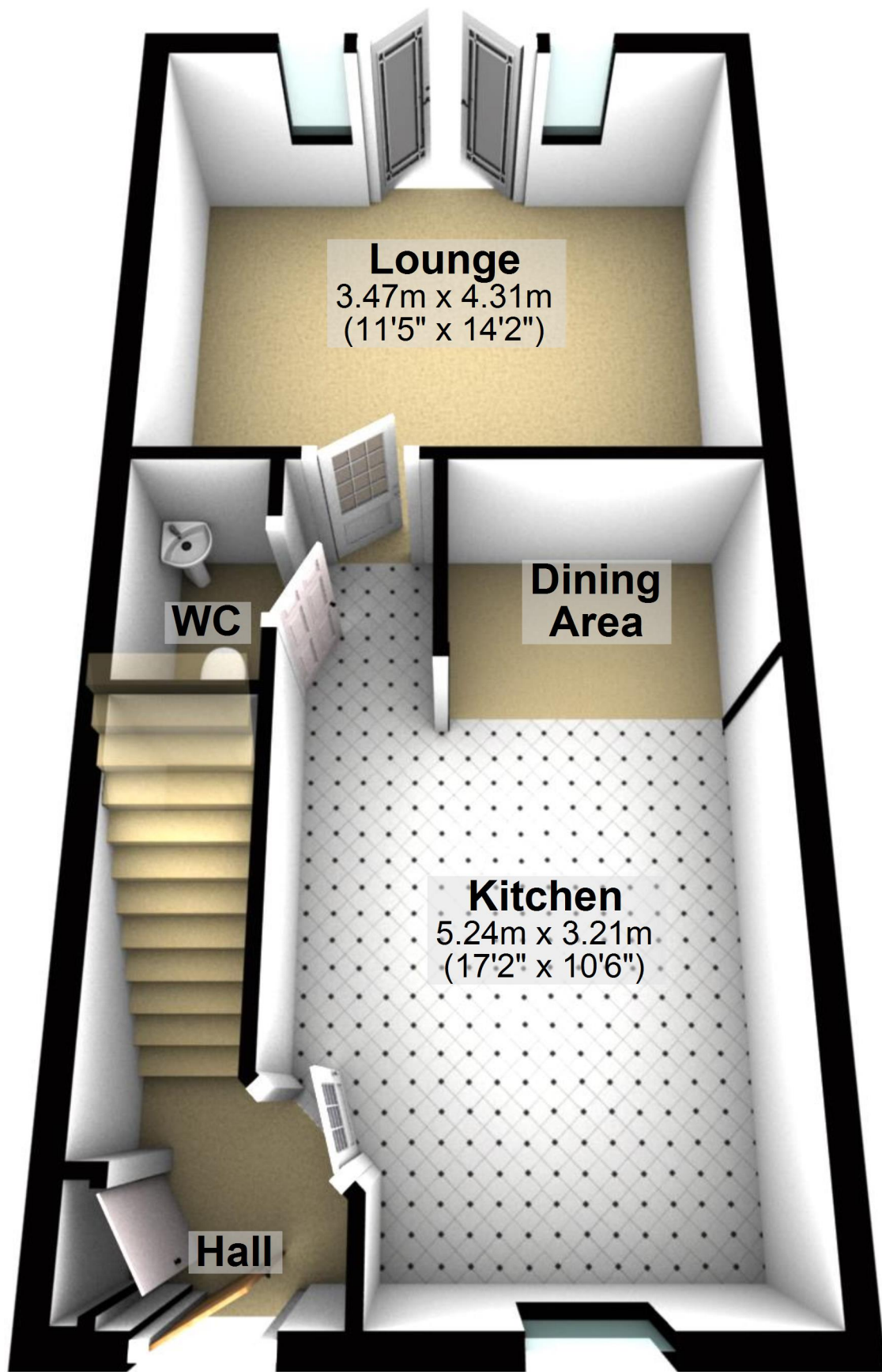
# Second Floor

Approx. 28.3 sq. metres (304.8 sq. feet)



# Ground Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



**Lounge**  
3.47m x 4.31m  
(11'5" x 14'2")

**WC**

**Dining Area**

**Kitchen**  
5.24m x 3.21m  
(17'2" x 10'6")

**Hall**

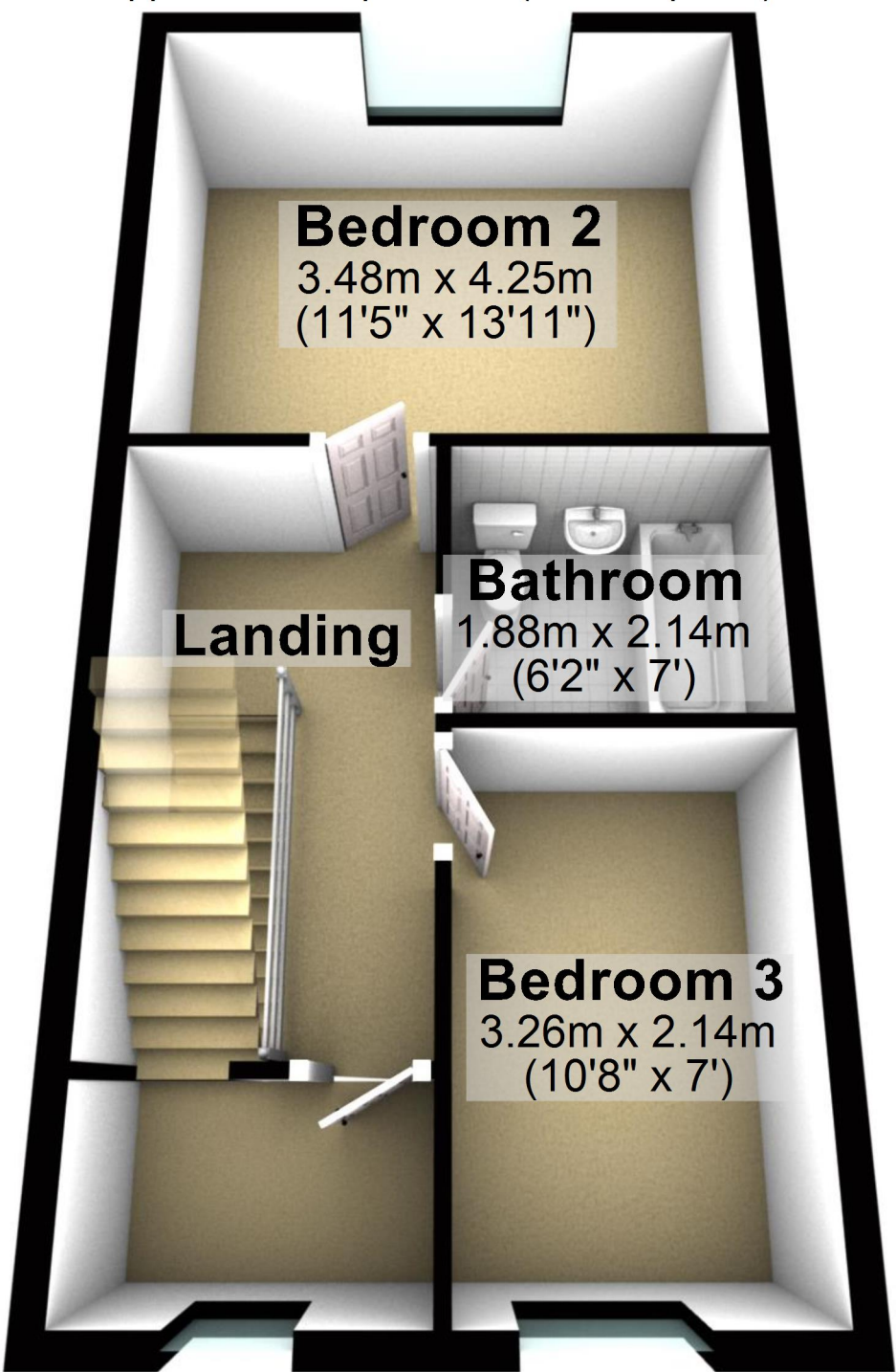
Total area: approx. 105.2 sq. metres (1132.8 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.

Plan produced using PlanUp.

# First Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



**Bedroom 2**  
3.48m x 4.25m  
(11'5" x 13'11")

**Landing**

**Bathroom**  
1.88m x 2.14m  
(6'2" x 7')

**Bedroom 3**  
3.26m x 2.14m  
(10'8" x 7')

# Second Floor

Approx. 28.3 sq. metres (304.8 sq. feet)



**En-suite  
Shower  
Room**

**Master  
Bedroom**

6.66m (21'10")  
x 4.25m (13'11") max