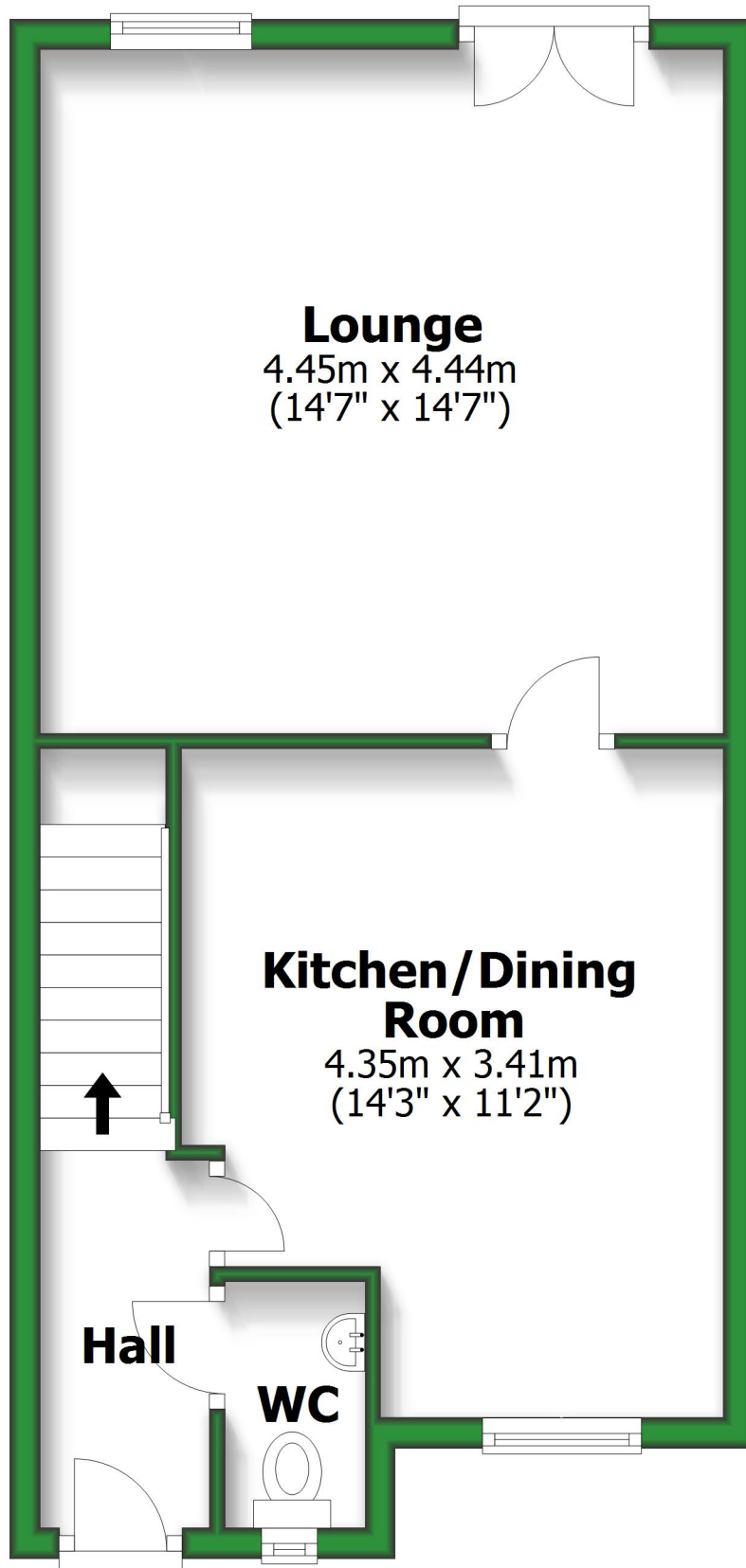


# Ground Floor

Approx. 40.5 sq. metres (436.2 sq. feet)



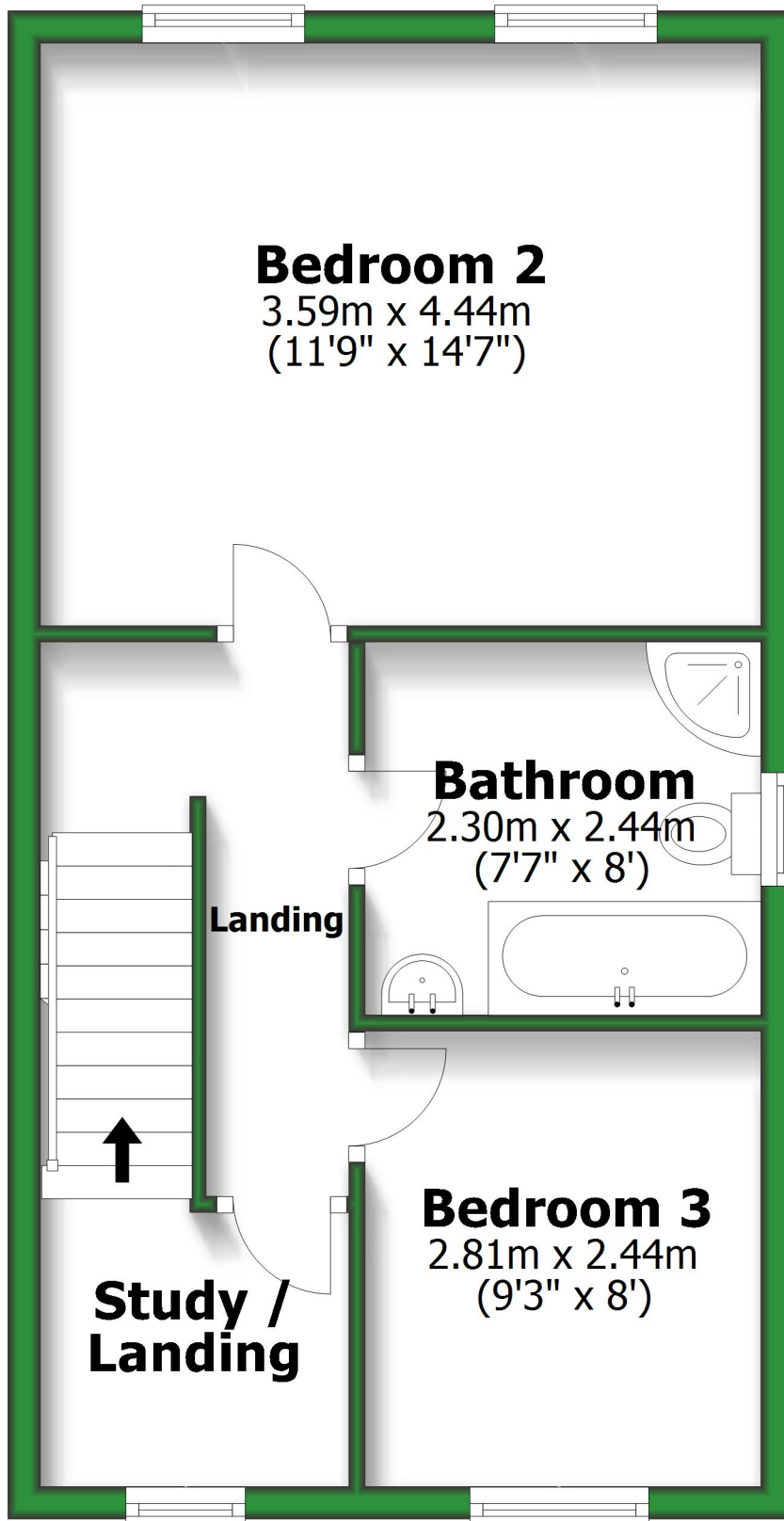
Total area: approx. 99.3 sq. metres (1069.3 sq. feet)

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

Plan produced using PlanUp.

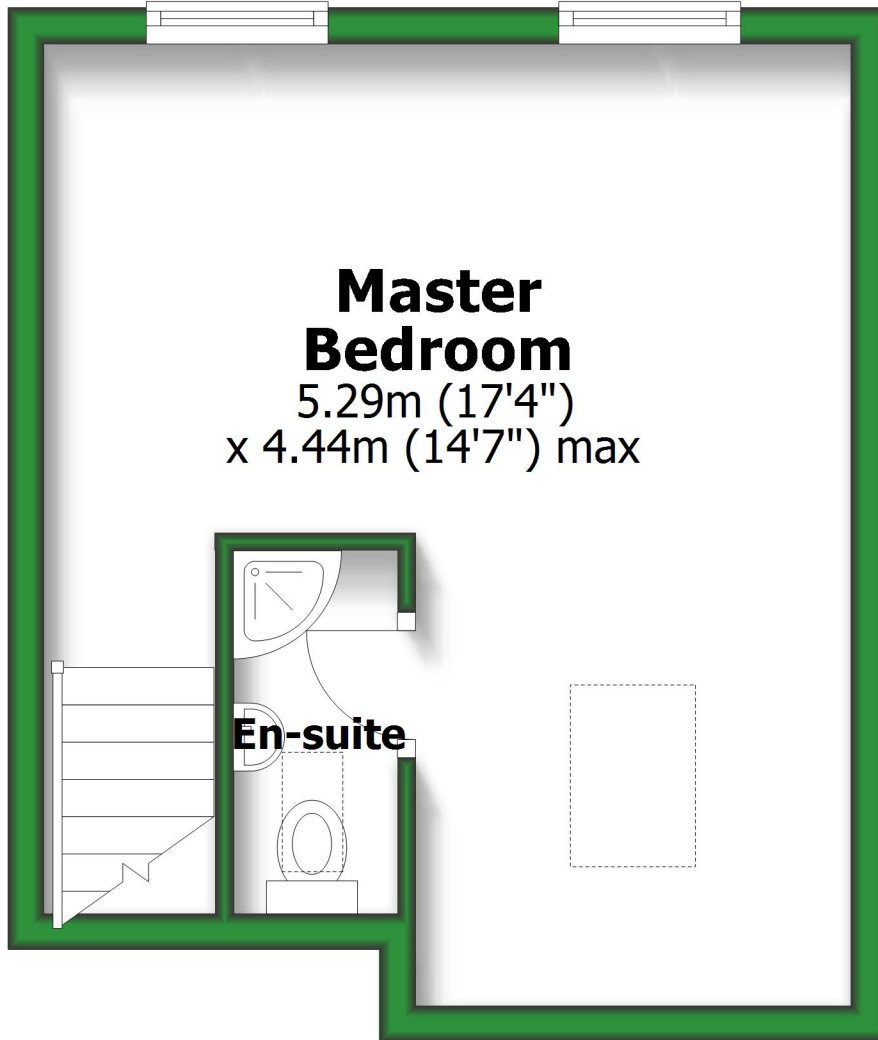
# First Floor

Approx. 36.2 sq. metres (389.3 sq. feet)



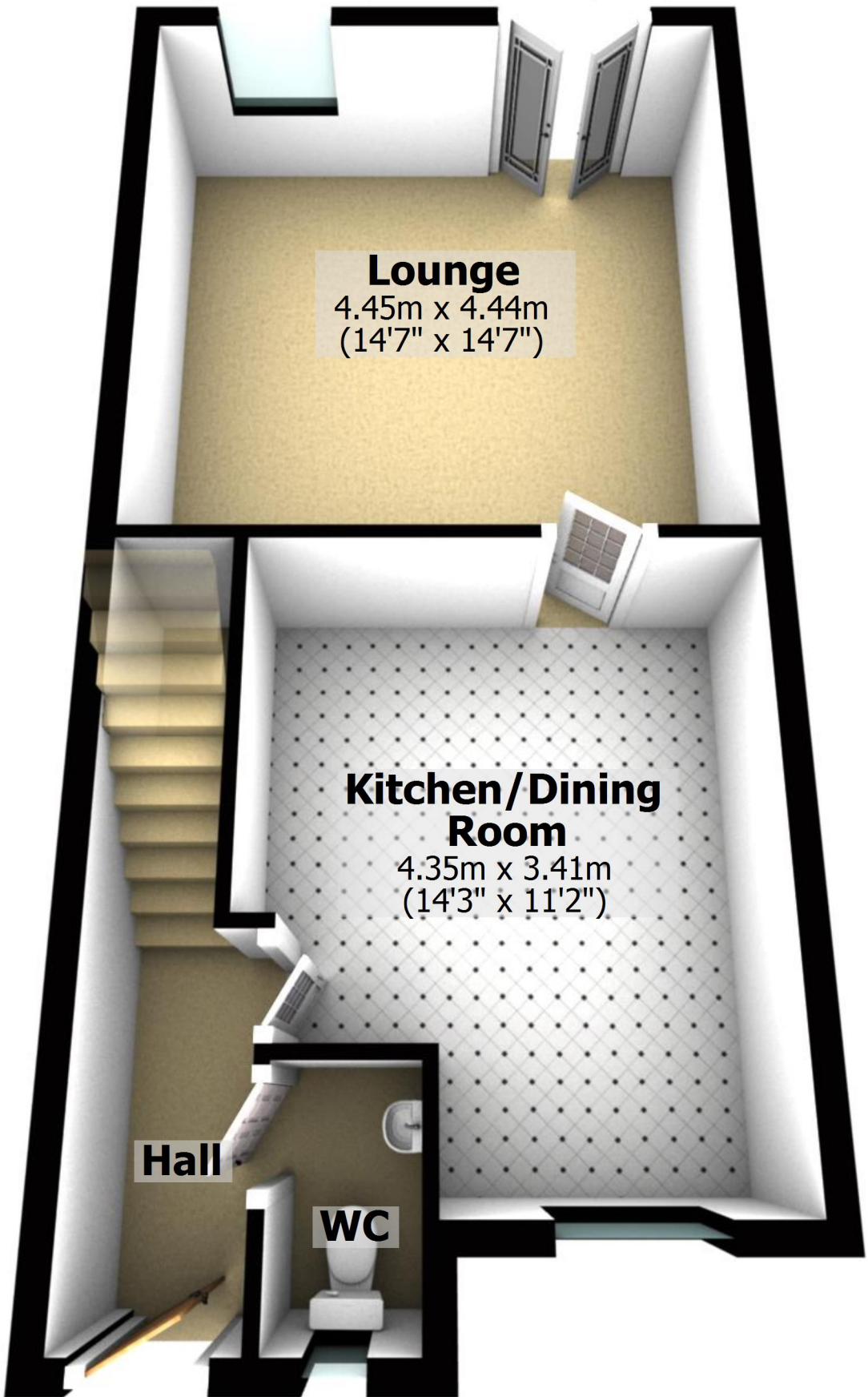
# Second Floor

Approx. 22.6 sq. metres (243.8 sq. feet)



# Ground Floor

Approx. 40.5 sq. metres (436.2 sq. feet)



## Lounge

4.45m x 4.44m  
(14'7" x 14'7")

## Kitchen/Dining Room

4.35m x 3.41m  
(14'3" x 11'2")

Hall

WC

Total area: approx. 99.3 sq. metres (1069.3 sq. feet)

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

Plan produced using PlanUp.

# First Floor

Approx. 36.2 sq. metres (389.3 sq. feet)

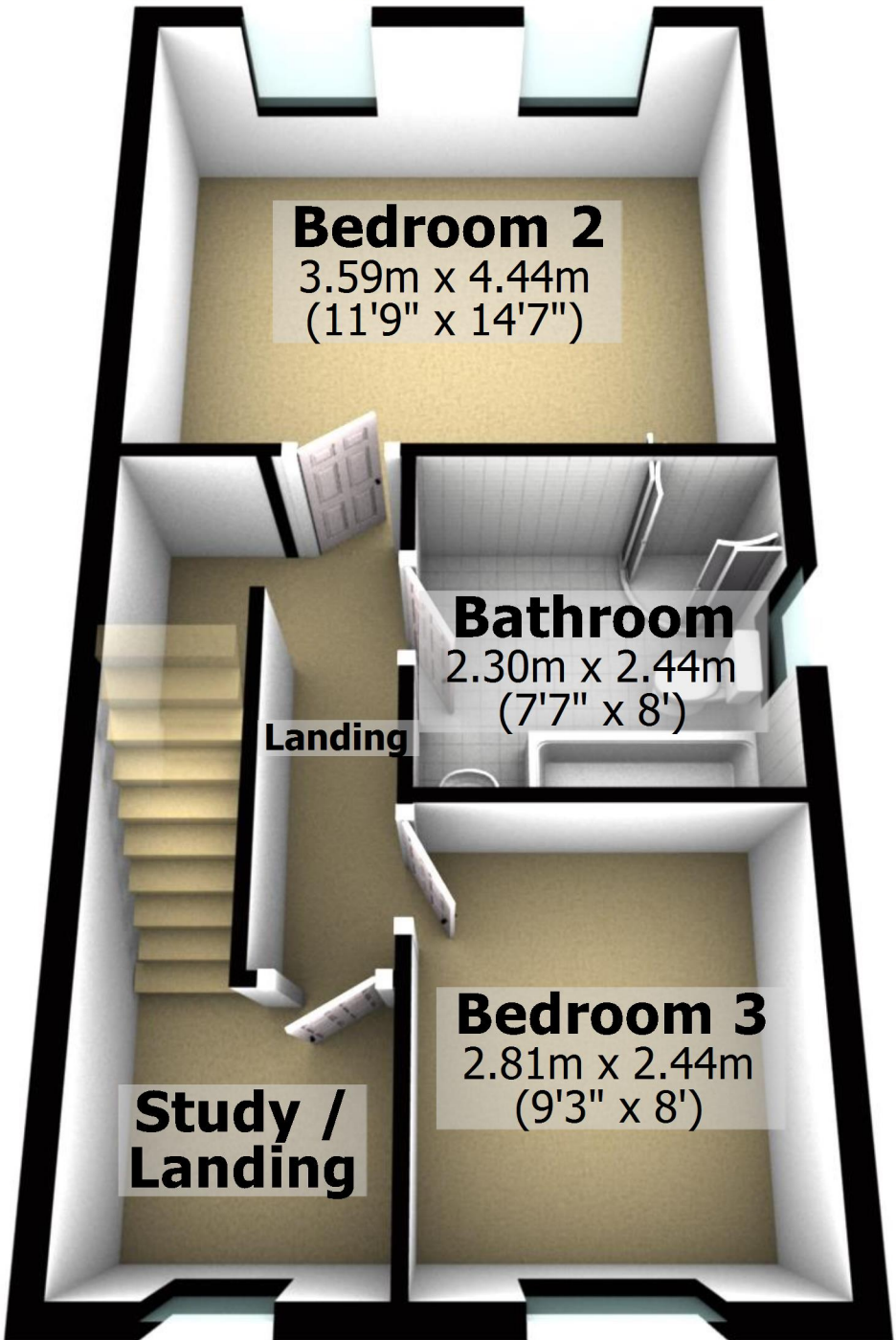
**Bedroom 2**  
3.59m x 4.44m  
(11'9" x 14'7")

**Bathroom**  
2.30m x 2.44m  
(7'7" x 8')

**Landing**

**Bedroom 3**  
2.81m x 2.44m  
(9'3" x 8')

**Study /  
Landing**



# Second Floor

Approx. 22.6 sq. metres (243.8 sq. feet)

