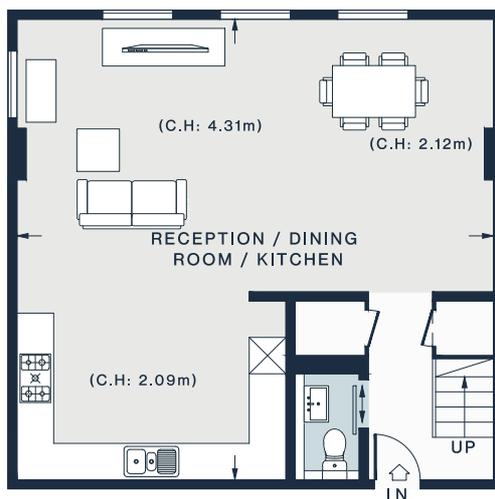


UPPER GROUND FLOOR (MEZZANINE)



GROUND FLOOR

RECEPTION / DINING  
ROOM / KITCHEN  
25'6 x 25'0 (7.7m x 7.6m)

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BEDROOM 1  
25'7 x 12'7 (7.7m x 3.8m)

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BEDROOM 2  
11'10 x 9'3 (3.6m x 2.8m)

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Ground Floor = 638 sq ft / 59.3 sq m  
Upper Ground Floor = 436 sq ft / 40.5 sq m  
Approx. Gross Internal Area = 1,074 sq ft / 99.8 sq m  
(Excluding Void)