



## SECOND FLOOR

### RECEPTION /KITCHEN

25'5 x 14'4 (7.7m x 4.3m)

### BEDROOM

12'10 x 9'11 (3.9m x 3.0m)

Approx. Gross Internal Area = 578 sq ft / 53.7 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.  
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