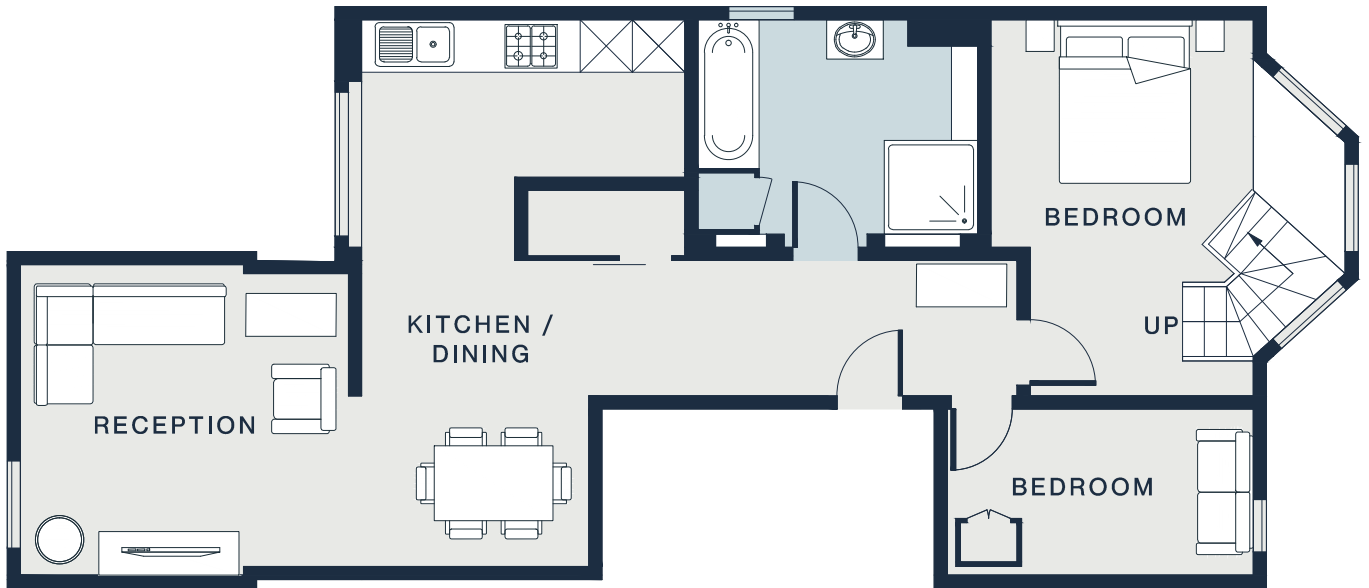




**SECOND FLOOR**



**FIRST FLOOR**

RECEPTION  
12'4 x 11'7 (3.7m x 3.5m)

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KITCHEN / DINING  
20'8 x 12'8 (6.3m x 3.8m)

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BEDROOM  
11'6 x 6'3 (3.5m x 1.9m)

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BEDROOM  
14'1 x 13'4 (4.2m x 4.0m)

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BEDROOM  
10'9 x 9'10 (3.2m x 2.9m)

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Approx. Gross Internal Area = 927 sq ft / 86.2 sq m

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