



**RECEPTION ROOM**  
19'11 x 12'6 (6.0m x 3.8m)

**KITCHEN**  
8'8 x 6'3 (2.6m x 1.9m)

**BEDROOM**  
18'2 x 11'10 (5.5m x 3.6m)

Approx. Gross Internal Area = 637 sq ft / 59.2 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.  
Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.  
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